

DATE SUBMITTED 9-21-93

BUILDING PERMIT NO. 46311

FEE \$ 5.00

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 2497 E Laeboe  
SUBDIVISION Fountain head  
FILING 1 BLK 1 LOT 7  
TAX SCHEDULE NO. \_\_\_\_\_  
OWNER Monument Homes  
ADDRESS 759 Horizon  
TELEPHONE 2434890

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1422  
SQ. FT. OF EXISTING BLDG(S) 0  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
DESCRIPTION OF WORK AND INTENDED USE:  
Residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which about the parcel.

ZONE RuS  
SETBACKS: Front 5 from property line or from center of ROW, whichever is greater  
Side 5 from property line  
Rear 5 from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 10 TRAFFIC ZONE 17  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Peltz  
Date Approved 9-21-93

Applicant Signature [Signature]  
Date 9-21-93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

