

DATE SUBMITTED 3-10-94

BUILDING PERMIT NO. 47869

FEE \$ 5.00

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

BLDG ADDRESS 703 E Harbor Cir

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1450

SUBDIVISION Fountainhead

SQ. FT. OF EXISTING BLDG(S) 0

FILING _____ BLK 2 LOT 3

TAX SCHEDULE NO. 2701 33 40 4008

NO. OF FAMILY UNITS 1

OWNER Monument Homes

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 759 Horizon Dr Suite A

DESCRIPTION OF WORK AND INTENDED USE:
New Construction

TELEPHONE (303) 243-4890

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

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 5' from property line

CENSUS TRACT 9 TRAFFIC ZONE 4

Rear 5' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

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 Pety

Applicant Signature Charles J. [Signature]

Date Approved 3-10-94

Date March 10-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

LOT 7

704 WEST
HARBOR LANE
BURY FLOORPLAN

BLOCK

LOT 6

EAST HARBOR CIRCLE
BURY II FLOORPLAN

703 EAST
HARBOR CIRCLE
KAPLIN FLOORPLAN

TWO

LOTS 3

2494 EAST HARBOR CIRCLE
ADAIR FLOORPLAN

LOT 4

EAST HARBOR C

HAF
GIRAR

702 E
HARBOR
BERMIER FI

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

MP 3-10-94

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