

DATE SUBMITTED 1-13-94

BUILDING PERMIT NO. 47374

FEE \$ 5.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 712 E Hooper Cir

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1422

SUBDIVISION Fountainhead

SQ. FT. OF EXISTING BLDG(S) 0

FILING 1 BLK 1 LOT 14

TAX SCHEDULE NO. 2701-334-14-014

NO. OF FAMILY UNITS 1

OWNER Monument Homes

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 754 Hooper

DESCRIPTION OF WORK AND INTENDED USE:
New Residence

TELEPHONE 243-890

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

ZONE ADUR PR

DESIGNATED FLOODPLAIN: YES _____ NO ✓

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

GEOLOGIC HAZARD: YES _____ NO 4

Side 1-5' from property line

CENSUS TRACT 9 TRAFFIC ZONE _____

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 [Signature]

Applicant Signature [Signature]

Date Approved 1-13-94

Date 1-13-94

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

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