

DATE SUBMITTED: 8/24/92

PERMIT NO. 42682

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$

BLDG ADDRESS 3655 North 15th

SQ. FT. OF BLDG: 1610

SUBDIVISION Pramigan Ridge

SQ. FT. OF LOT: 13775

FILING # 2 BLK # 1 LOT # 7

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-36-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Gerry Spomer Const.

USE OF EXISTING BUILDINGS: N/A

ADDRESS 676 29 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE: New Residence

TELEPHONE: 242-6123

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-4

FLOODPLAIN: YES NO

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES NO

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 17

MAXIMUM HEIGHT 32

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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 Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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

Angeline Barrett
Department Approval
8/24/92
Date Approved

Gerry Spomer
Applicant Signature
8/24/92
Date

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