

DATE SUBMITTED 11/15/93

BUILDING PERMIT NO. 46997

FEE \$ paid

PLANNING CLEARANCE

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

BLDG ADDRESS 1830 Bellarm Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1587/1773

SUBDIVISION Hammigan Ridge

SQ. FT. OF EXISTING BLDG(S) _____

FILING # 6 BLK 4 LOT _____

TAX SCHEDULE NO. 2945-012-00-053

NO. OF FAMILY UNITS 1

OWNER Spencer Const

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 646 29 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-6123

new home

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 X

SETBACKS: Front 14' from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' between buildings from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 5' from property line

PARKING REQ'MT 2 spaces

Maximum Height see file # 127-93

SPECIAL CONDITIONS: overhang will not

Maximum coverage of lot by structures approved grading plan

encroach into 14' easement. C.O. will not be issued until fire hydrant is placed

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 Kathy Postma

Applicant Signature Jerry Spencer

Date Approved 11/15/93

Date 11/15/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)