

DATE SUBMITTED 11/15/93

BUILDING PERMIT NO. 46992

FEE \$ paid

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

BLDG ADDRESS 1850 Bittern Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 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 676 29 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE:  
new home

TELEPHONE 242-6123

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 20' from property line or \_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 10' between bldg from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 5' from property line

PARKING REQ'MT 2

Maximum Height see file #127-93

SPECIAL CONDITIONS: C.O. will not be issued until fire hydrant is placed

Maximum coverage of lot by structures approved grading plan

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 Parker

Applicant Signature Henry Spencer

Date Approved 11/15/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)