

DATE SUBMITTED 11/15/93

BUILDING PERMIT NO. 46987

FEE \$ paid ✓

### PLANNING CLEARANCE

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

BLDG ADDRESS 1860 Bittern Ct

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1498

SUBDIVISION Parnaman 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 Coast

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

ADDRESS 206 29th 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 bldgs from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 5' from property line

PARKING REQ'MT 2

Maximum Height see file # 127-93  
\* approved grading plan

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

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 Kathy Portman

Applicant Signature Henry 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)