

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50439

PLANNING CLEARANCE

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

TCP 93⁰⁰

65-004 ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1710 Raftern TAX SCHEDULE NO. 2945-012-00-053 ⁶⁵⁻⁰⁰⁴

SUBDIVISION Ptarmigan Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1777~~ 1588

FILING 6 BLK 4+5 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Spencer NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 676 29 1/2 Road NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 242-6123 USE OF EXISTING BLDGS _____

(2) APPLICANT Gerry Spencer DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 676 29 1/2 Rd New

(2) TELEPHONE 242-6123

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

SETBACKS: Front 14' bldg 30' garage from property line (PL) or _____ from center of ROW, whichever is greater

Side 0-10' from PL Rear 5' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions 10' bldg separation req'd.

CENSUS TRACT 21 TRAFFIC ZONE 10

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gerry Spencer Date 11-3-94

Department Approval Ronnie Edwards Date 11-3-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7938

Utility Accounting Millie Fowler Date 11-3-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *RP 7/25/94*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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