

FEE \$ 10<sup>00</sup>

BLDG PERMIT NO. 50440

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

TCP  
\$ 93<sup>00</sup>

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1720 Bittern TAX SCHEDULE NO. 2945-012-00-053 <sup>65-004</sup>

SUBDIVISION Pfannegan Pt SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1827~~ 14007

FILING 6 BLK 445 LOT 3A SQ. FT. OF EXISTING BLDG(S) —

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

(1) ADDRESS 676 29 1/2 Rd NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) TELEPHONE 242-6123 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Garry Spencer DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 676 29 1/2 Rd \_\_\_\_\_

(2) TELEPHONE 242-6123 None

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: 14' Bldg 20' garage from property line (PL) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 \_\_\_\_\_ from center of ROW, whichever is greater

Side 0-10' from PL Rear 5' from PL Special Conditions 10' bldg separation

Maximum Height \_\_\_\_\_ 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 Garry Spencer Date 11-3-94

Department Approval Garnie Edwards Date 11-3-94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7939

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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