

FEE \$ 5.00

BLDG PERMIT NO. 49400

TCP - \$93.00

PLANNING CLEARANCE

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



3022-7939-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1240 - ~~1240~~ Bittern Ct. TAX SCHEDULE NO. 2945-012-65-001

SUBDIVISION Plannigan Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1588 - ~~1111~~

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 626 2 1/2 Road NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-6133 USE OF EXISTING BLDGS _____

(2) APPLICANT Garry Spence DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ 2) New Homes

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. 20' garage from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 0-10 from PL Rear 5' from PL Special Conditions 10' building sep. required

Maximum Height _____ 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 Spence Date 7-25-94

Department Approval Marcia Peltz Date 7-25-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7738

Utility Accounting Miller Fowler Date 7-26-94

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.

