

FEE \$ 5.00

TCP - \$93.00

BLDG PERMIT NO. 49401

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

22-7936-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1950 Bittern Ct TAX SCHEDULE NO. 2945-012-65-001

SUBDIVISION Plumage Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1827

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

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

(1) ADDRESS 676 29th 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 _____

(2) TELEPHONE _____ New Home

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

Side 0-10' from PL Rear 5' from PL Special Conditions 10' Bldg. 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 Spencer Date 7-25-94

Department Approval Marcia Pety Date 7-25-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7739

Utility Accounting Millie 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 *KP 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.

