

DATE SUBMITTED: 5-18-94

PERMIT NO. 48667

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1820 B. Horn Ct

SQ. FT. OF BLDG: 1497

SUBDIVISION Platinum Ridge

SQ. FT. OF LOT: N/A

FILING # 6 BLK # ~~1~~ LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-00-053

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Spencer Const

USE OF EXISTING BUILDINGS: —

ADDRESS 676 29 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 242-6123

New Residence

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR#

FLOODPLAIN: YES — NO X

SETBACKS: FRONT —

GEOLOGIC HAZARD: YES — NO —

SIDE — REAR —

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT —

PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED: —

SPECIAL CONDITIONS: —

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Ronnie Edwards
Department Approval

Jerry Spencer
Applicant Signature

5-18-94
Date Approved

5-18-94
Date

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

w/o #7575 5/18/94 Tracy Shoff

Revised 5/18/91

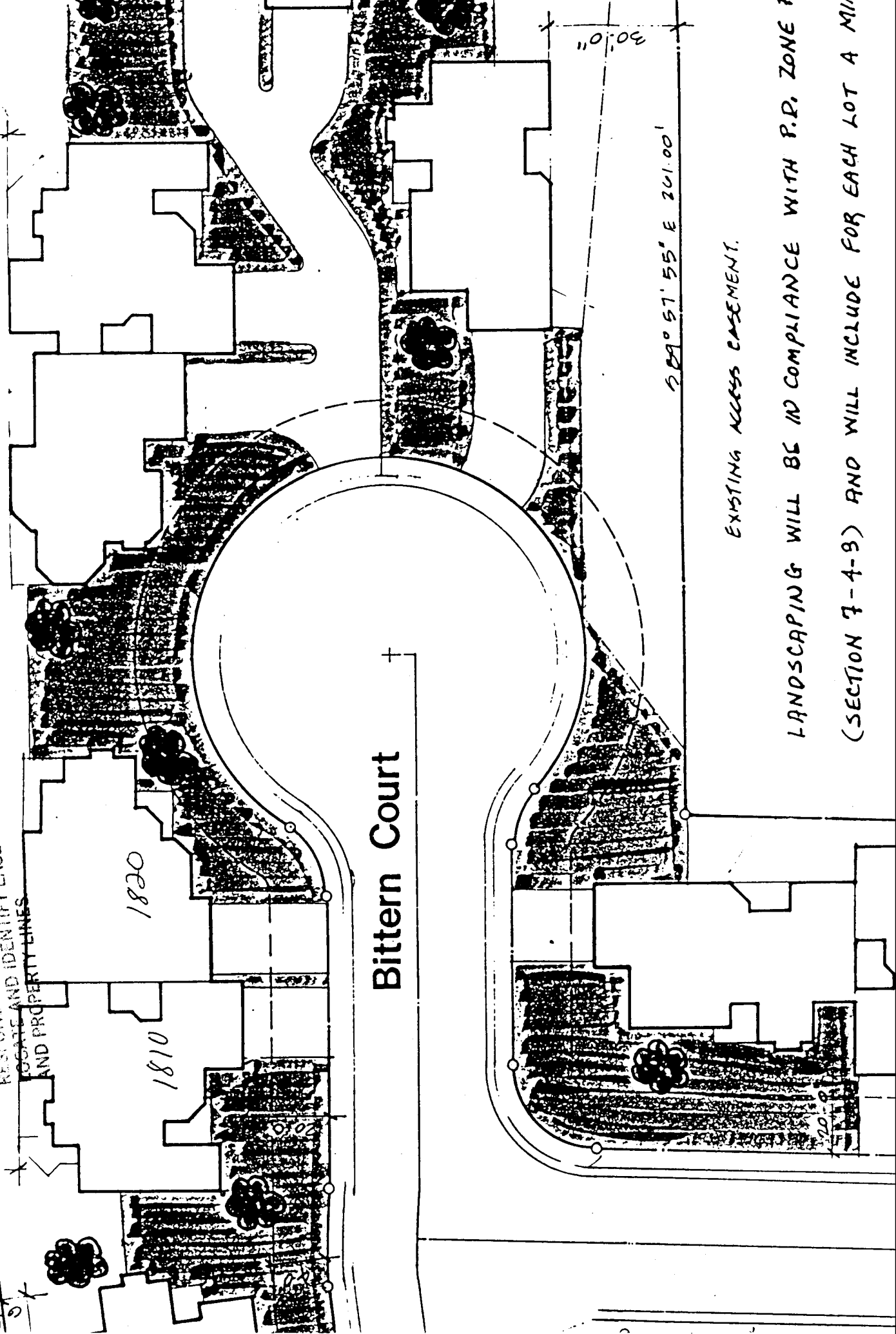
ACCEPTED FOR RECORDING
AND SUBJECT TO CITY PLANNING
APPROVED BY THE APPLICANT'S
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

N 09° 57' 55" W. 308.00'

30.0'

30.0'

30.0'



Bittern Court

S 89° 57' 55" E 201.00'

EXISTING ACCESS CASEMENT.

LANDSCAPING WILL BE IN COMPLIANCE WITH P.D. ZONE 1
(SECTION 7-4-9) AND WILL INCLUDE FOR EACH LOT A MINIMUM