

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

BLDG PERMIT NO. 50438

### PLANNING CLEARANCE

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

*PCP = 93<sup>00</sup>*

*65-010*  
✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3910 Brambling East TAX SCHEDULE NO. 2445-612-00-023

SUBDIVISION Plumigen Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1497

FILING 6 BLK 445 LOT 9 SQ. FT. OF EXISTING BLDG(S) —

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

(1) ADDRESS 676 2912 Rd 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: New

(2) ADDRESS 676 2912 Rd

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

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

Maximum Height — CENSUS TRACT 2 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 Glorie Edwards Date 11-3-94

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 7936

Utility Accounting Melvie 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)

TO CLARIFY PROPOSED LOT LINES AND TO  
SHOW THE LOCATION OF THE PROPOSED  
PROPERTY LINES, PERMITS AND EASEMENTS

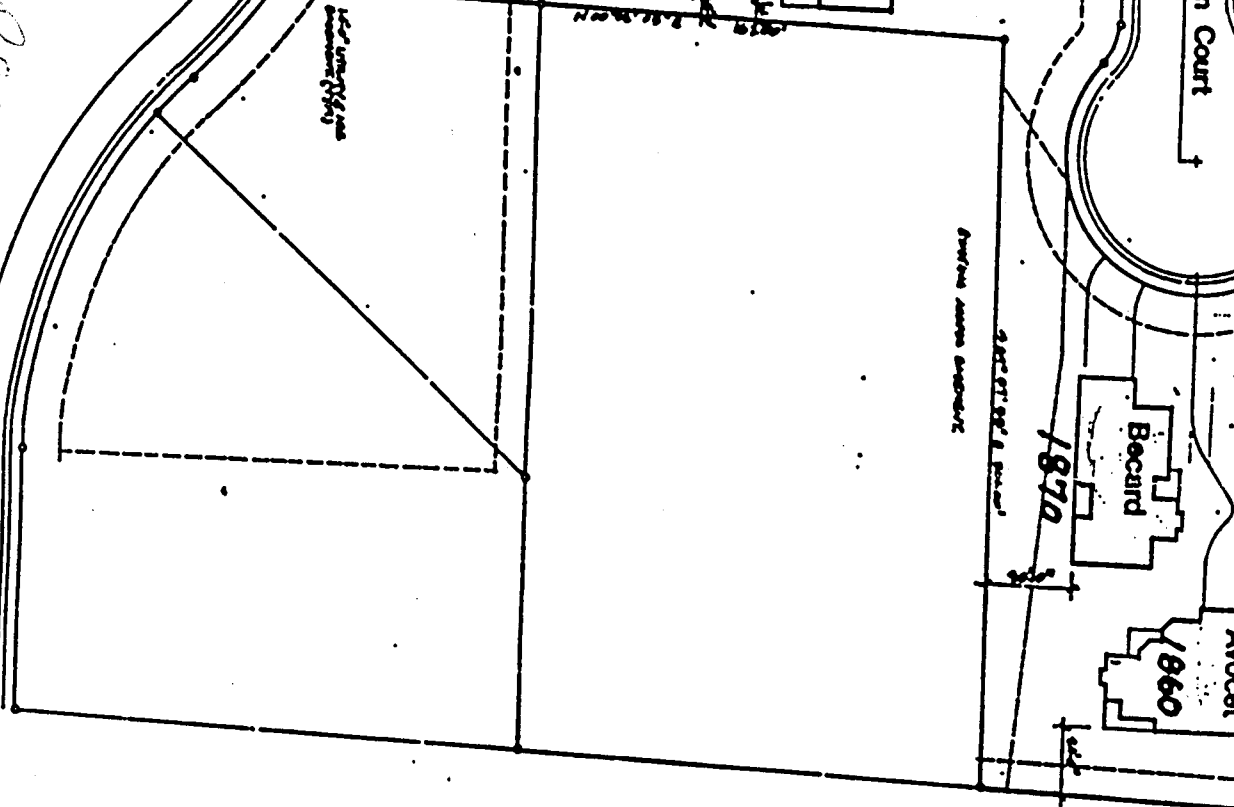
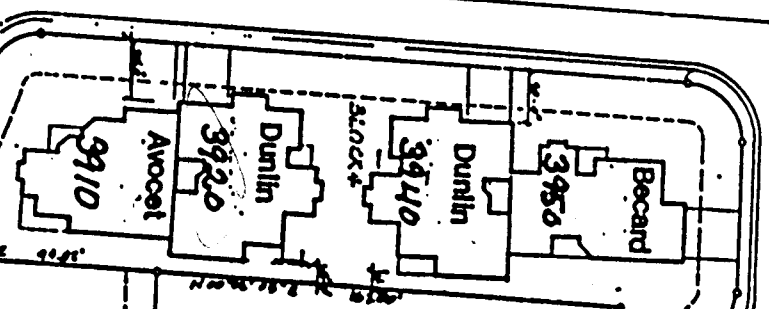
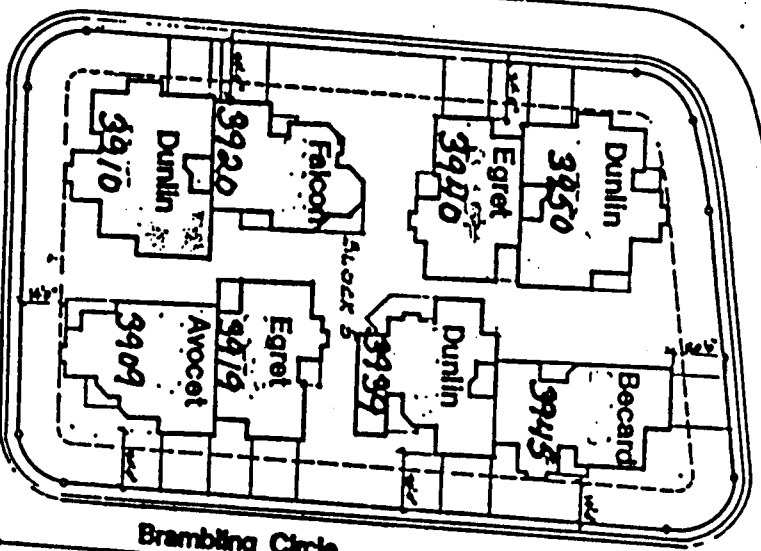
Courtland Court

Brambling Circle

Brambling Circle

Bittern Court

27 1/2 Road



ACCEPTED *RSC* 11/3/94  
 ANY CHANGE OF BECARD MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.