

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50437

TP 93⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3920 Brambling^{East} TAX SCHEDULE NO. 2945-012-00-653 65-010

SUBDIVISION Phonmisan Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1839

FILING 6 BLK 4+5 LOT 9A 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 New

(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

Side 0-10' from PL Rear 5' from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions 10' bldg separation 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

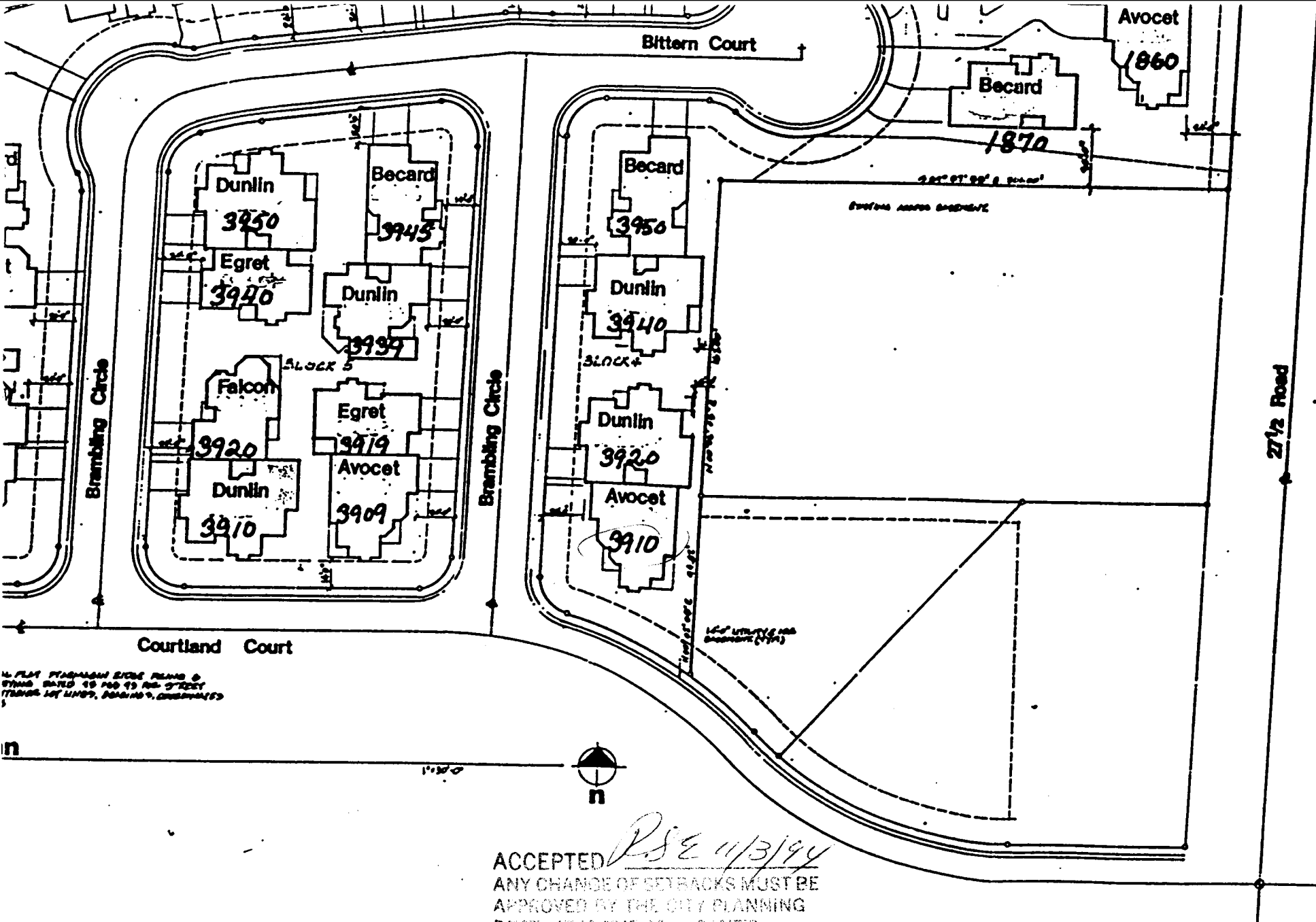
Department Approval Bonnie Edwards Date 11-3-94

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7937

Utility Accounting Melba 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)



ALL PLAT FRAGMENTS SHALL BE PLANNED &
 ZONED. DATED 08 FEB 13 AM 9:07AM
 TRACER LOT LINES, BOUNDING, DIMENSIONS

ACCEPTED *PSE 11/3/14*
 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.