

FEE \$ 5.00

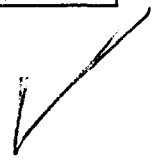
BLDG PERMIT NO. 49403

TOP - \$93.00

# PLANNING CLEARANCE

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

30 7909-01



### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3940 - ~~3940~~ TAX SCHEDULE NO. 2945-072-65-001

SUBDIVISION Hermitage Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1587 - ~~1824~~

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

(1) OWNER Spencer Coust NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 676 29 1/2 Road

(1) TELEPHONE 242-6123 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Garry Spencer USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(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' building 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 privacy fence required - E property line

Maximum Height \_\_\_\_\_

CENSUS TRACT 21 TRAFFIC ZONE 10

10' bldg. sep. required

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

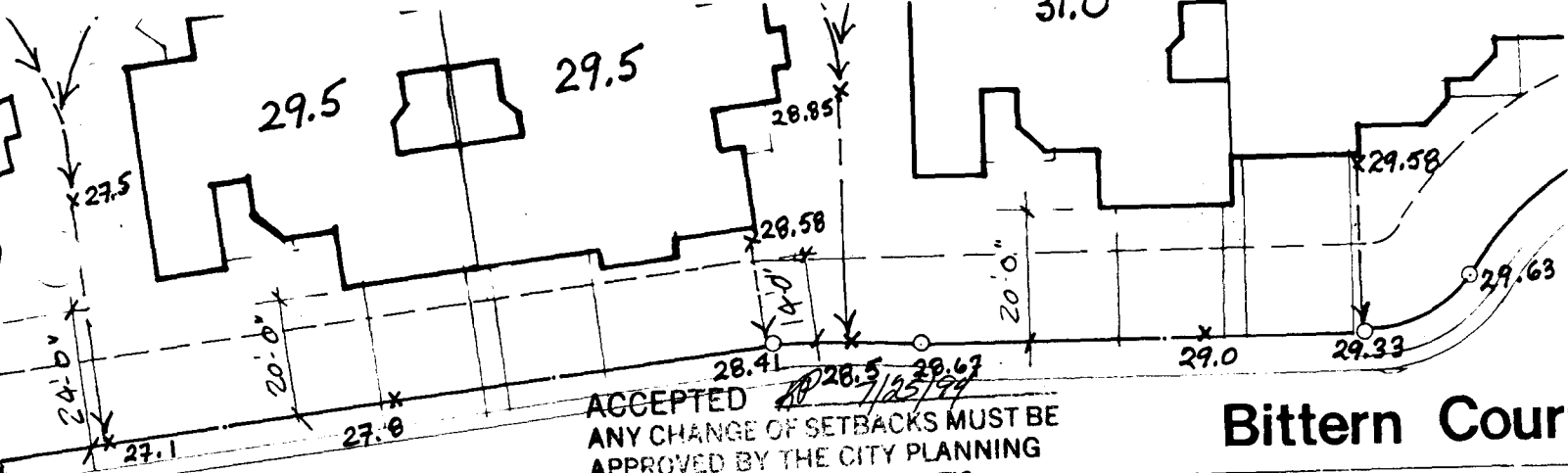
Department Approval Marcia Peltz Date 7-25-94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7741

Utility Accounting Millie Fowler Date 7-26-94

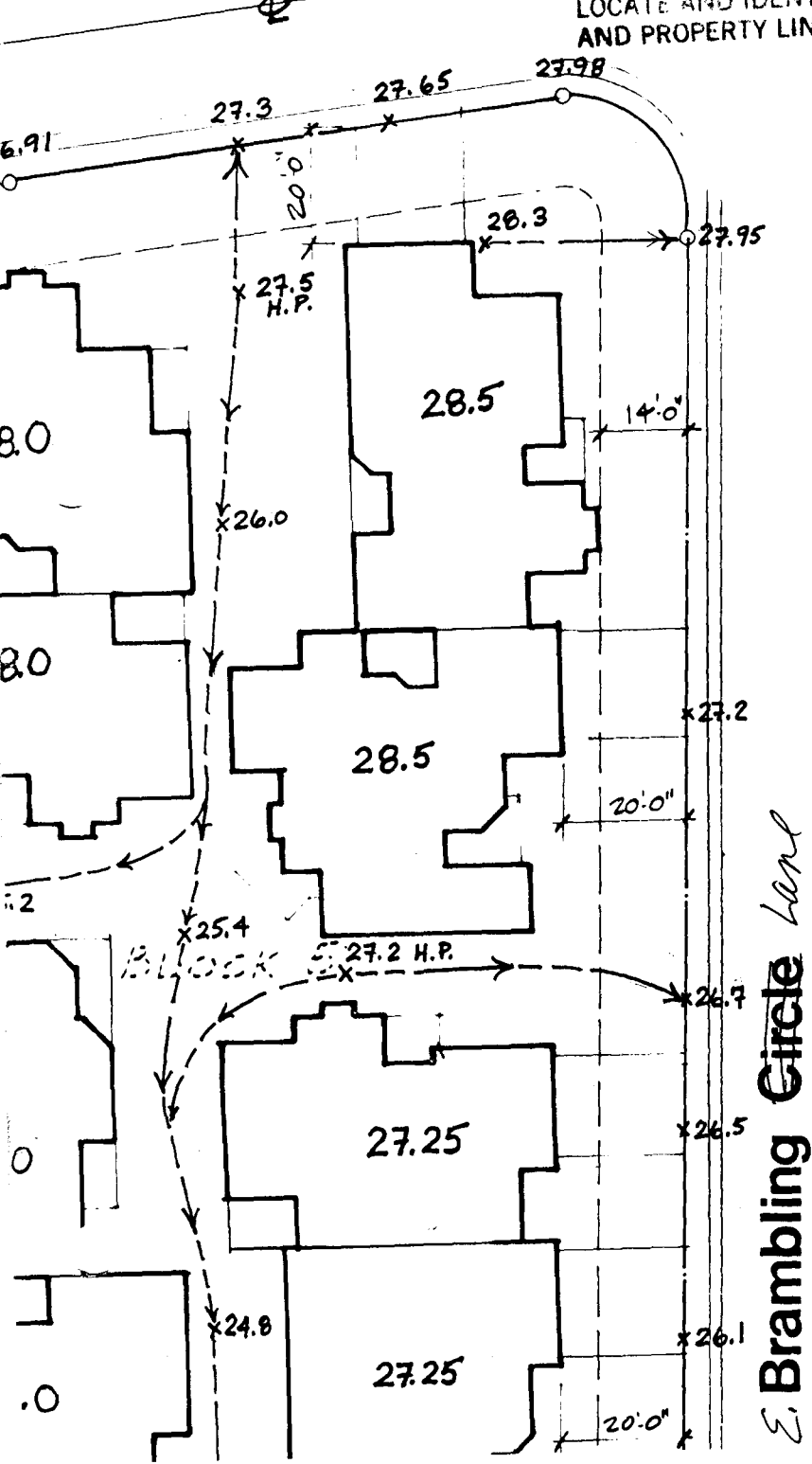
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

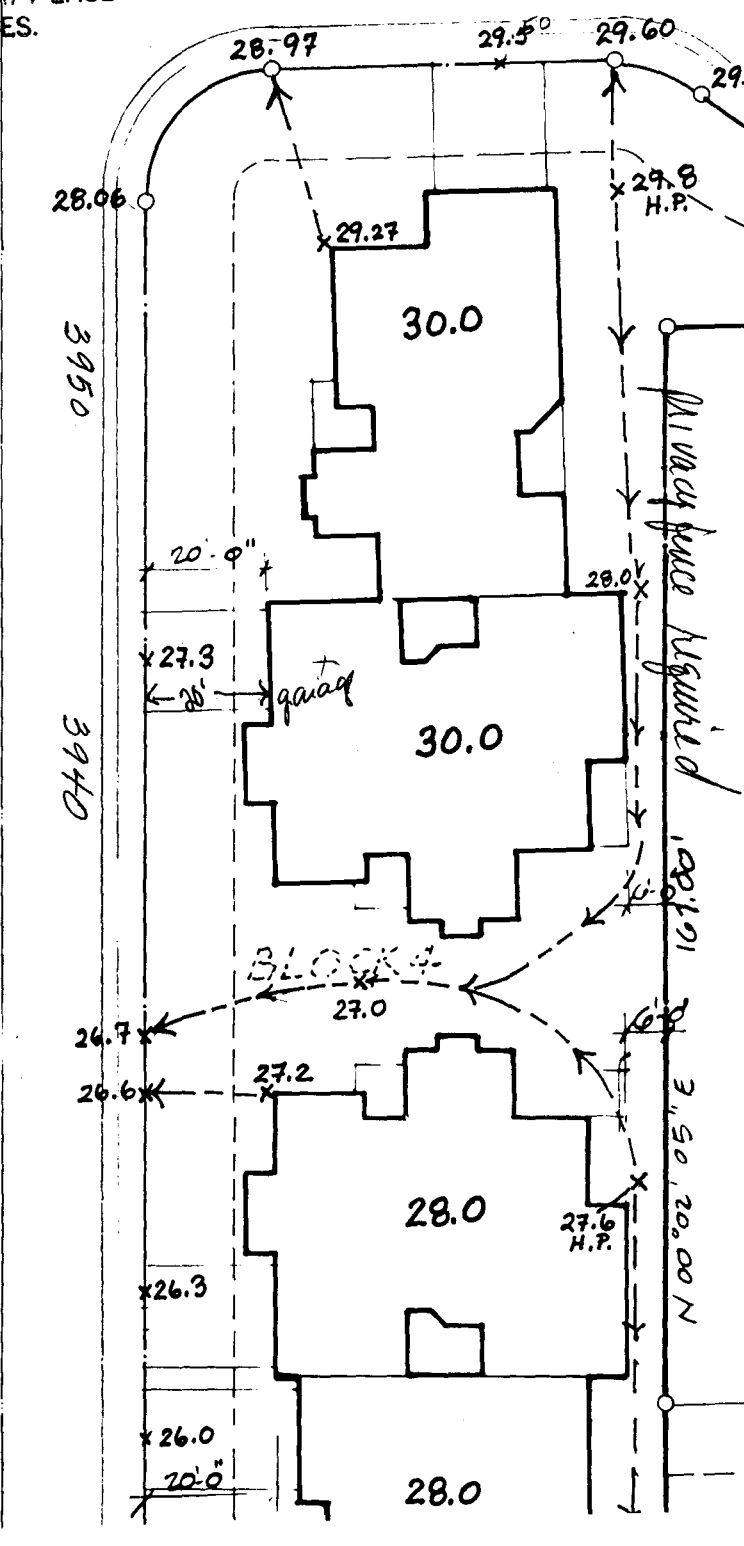


ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**Bittern Court**



**E. Brambling Circle Lane**



*Mary Anne Nigro*

**BLOCK 4**