

FEE \$ 5.00

BLDG PERMIT NO. 49402

TOP - 493.00

PLANNING CLEARANCE

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

392-7912-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3950 E. Braumling TAX SCHEDULE NO. 2945-012-65-001
 SUBDIVISION Flamingo Point SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1529
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Spencer Coust NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 620 29 1/2 Road 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 House

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
 Side 0-10 from PL Rear 5' from PL
 Maximum Height _____
10' bldg. sep. required. Parking Req't 2
 Special Conditions privacy fence
required - E. property line
 CENSUS TRACT 21 TRAFFIC ZONE 10

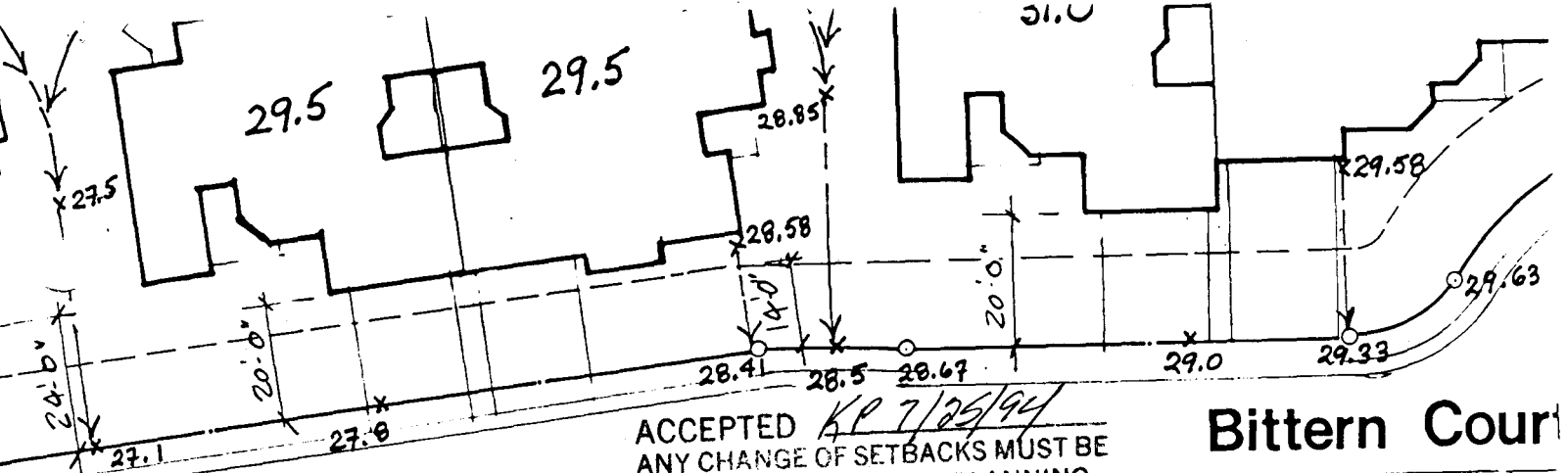
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Petty Date 7-25-94

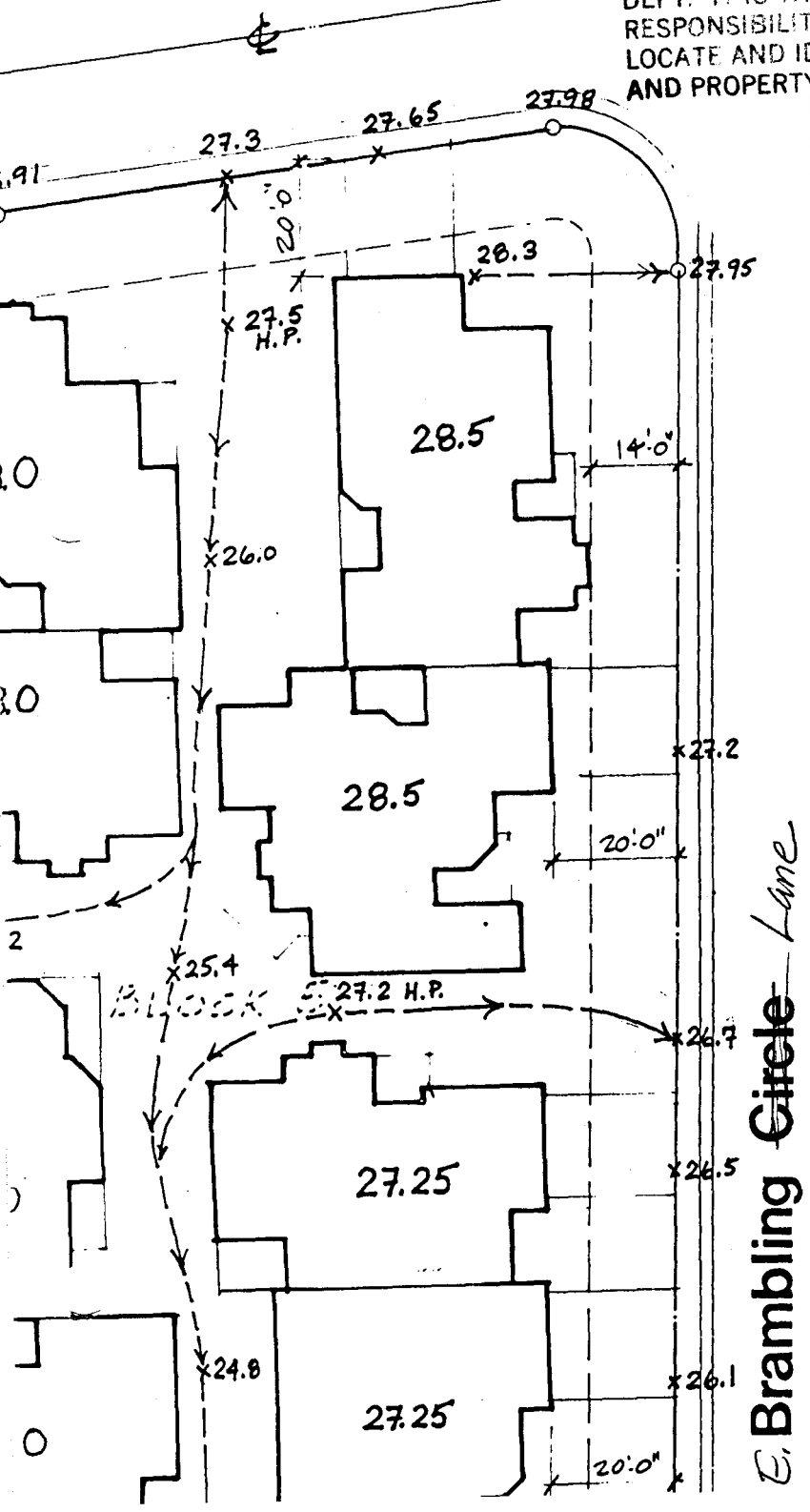
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7740
 Utility Accounting Melie Fowler Date 7-26-94

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.

Bittern Court



E. Brambling Circle Lane

