

FEE \$ — 0 —

BLDG PERMIT NO. NA

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

See BAP# 048754

3025-1030-01-8 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2175 H Rd TAX SCHEDULE NO. _____

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

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

(1) OWNER Richard Spangler NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 2175 H Rd

(1) TELEPHONE 245-4554 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ 3/4 Bath in addition (garage)

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 I-1 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions addition to Plan.

Maximum Height _____ Clear. Issued 5/25/94

CENSUS TRACT 15 TRAFFIC ZONE 1

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 Richard Spangler Date 8-12-94

Department Approval Marcia Patz Date 8-12-94

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

Utility Accounting Millie Fowler Date 8-12-94

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)

FEE \$ 5.00

BLDG PERMIT NO. 4875A

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2175 HRD TAX SCHEDULE NO. 269736100003
 SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 899
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Richard Spangler NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 2175 H Road
 (1) TELEPHONE 303 245 4556 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Richard Spangler USE OF EXISTING BLDGS _____
 (2) ADDRESS 2175 H Road DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245 4556 Remodel and add garage

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 I-1 Maximum coverage of lot by structures _____
 SETBACKS: Front 55 from property line (PL) or _____ Parking Req'mt _____
55 from center of ROW, whichever is greater Special Conditions Garage exp. OK,
 Side _____ from PL Rear _____ from PL w/ non-conforming use.
 Maximum Height _____ CENSUS TRACT 15 TRAFFIC ZONE 1

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Applicant Signature Richard Spangler Date 5-25-94
 Department Approval Marcia Pitt Date 5-25-94

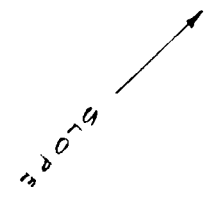
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Jackie S. Berry Date 5/25/94

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

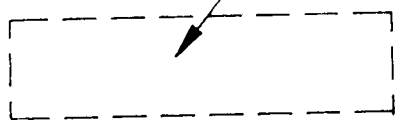
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

S42005.507E

NOT TO SCALE



N

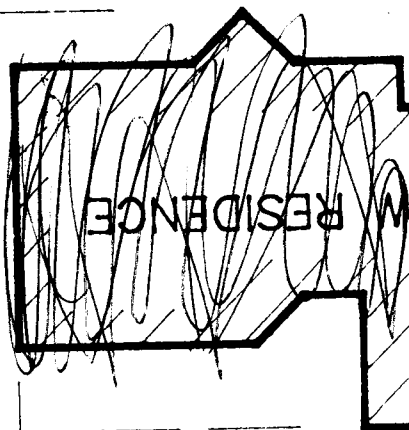
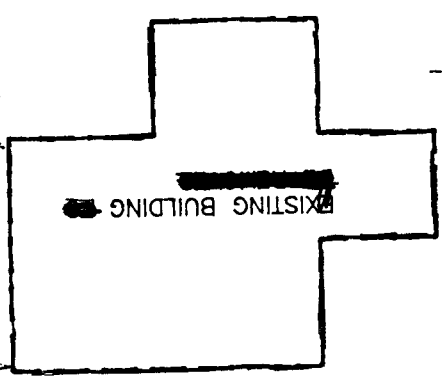


ACCEPTED MP 5-25-94
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



80.0'

31'



43.0' ±

WATER METER EXISTING

TRACED

SETBACK FROM E. H. ROAD

UTILITY POLE & O.H. ELECTRIC EXIST.

20.0'

132.0'

60.0'

W OE

WATER METER EXISTING

EXIST. DRIVE ACCE

EXISTING 60.0'

H Road

AD