

FEE \$	<u>10.00</u>
TCP \$	<u>93.00</u>

BLDG PERMIT NO. 52785

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3909 Braumbling^{W.} LN^{N.} TAX SCHEDULE NO. 2945-012-62-001
 SUBDIVISION Plummer Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1497
 FILING 4 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Spomer Const NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 676 29 1/2 Road NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-6123 USE OF EXISTING BLDGS _____
 (2) APPLICANT Spomer DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ New Res.

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 _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions per approved plan
 Maximum Height _____ CENS.T. 10 T.ZONE 21 ANN# _____

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 Jerry Spomer Date 7/10/95
 Department Approval Gronnie Edwards Date 7/10/95

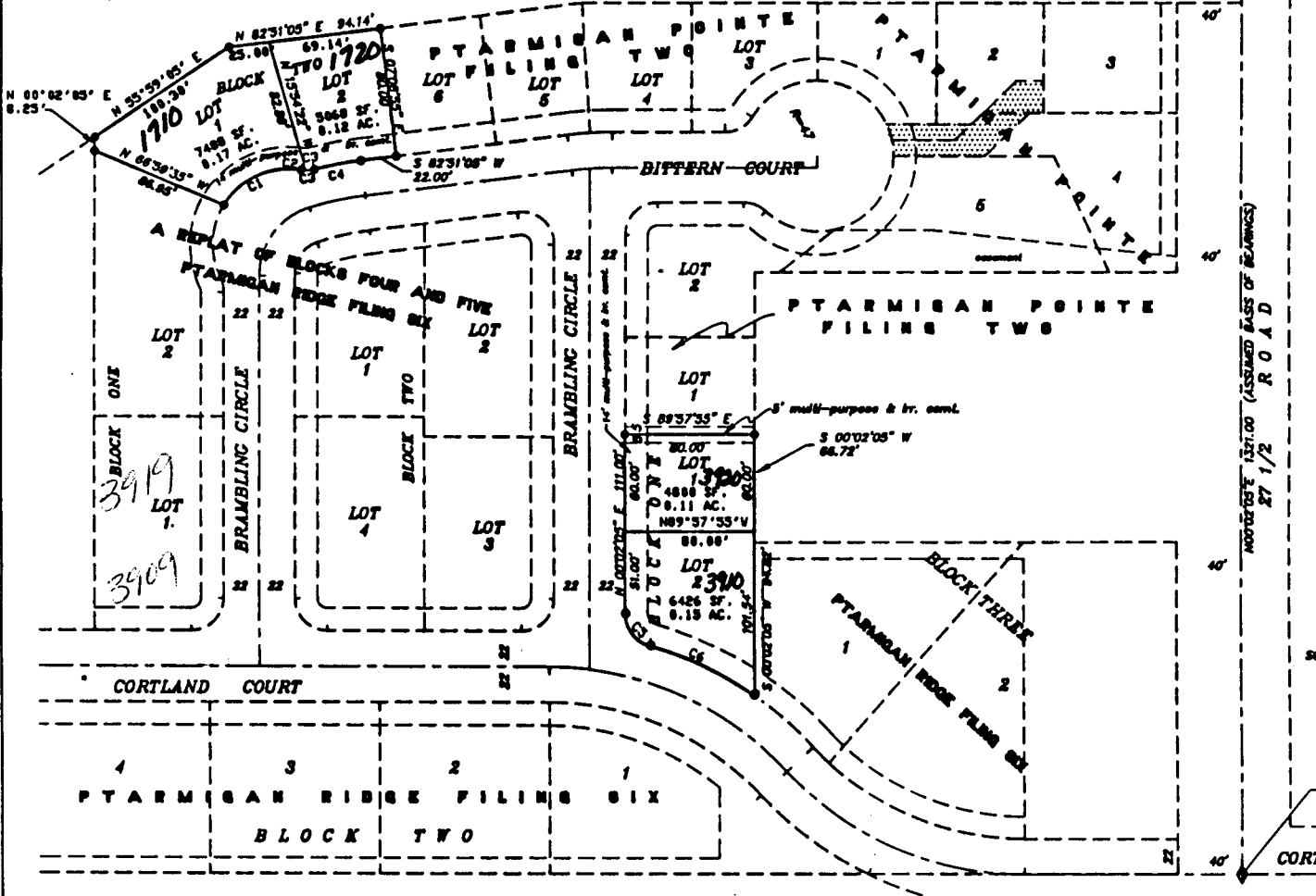
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8451
 Utility Accounting Jackie S. Berry Date 7/10/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)

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

- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR
 - SET NO. 5 RE-BAR W/CAP L.S. 1641J IN CONCRETE
 - ◆ MESA COUNTY SURVEY MARKER
 - ⊥ SET NO. 5 RE-BAR W/CAP L.S. 1641J

Note: Covenants as recorded in Book 2073 Page 871-884 shall apply



CURVE TABLE						
CURVES	RADIUS	LENGTH	CHORD	CHORD BEARING	BELTA ANGLE	TANGENT
C1	47.00'	55.67'	52.48'	S 65°12'53\" V	67°52'15\"	31.66'
C2	29.00'	3.09'	3.09'	S 85°09'06\" E	98°34'16\"	1.33'
C3	29.00'	3.32'	3.31'	S 82°55'09\" E	15°13'13\"	2.02'
C4	229.00'	29.25'	29.21'	N 75°34'13\" V	87°33'32\"	14.67'
C5	29.00'	25.75'	24.84'	N 34°34'13\" V	73°52'25\"	13.66'
C6	222.00'	72.90'	72.63'	N 64°25'25\" V	18°58'18\"	34.62'

ACCEPTED *Ronnie Elwood*
 ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND SET EASEMENTS AND PROPERTY LINES.

Townhomes
 3909/w Brambling Lane
 /3919