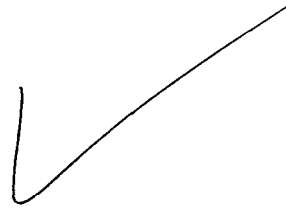


FEE \$	10 ⁰⁰
TCP \$	93 ⁰⁰

BLDG PERMIT NO. 52784

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3919^{W.} Brambling ~~Ln.~~ TAX SCHEDULE NO. 2945-012-62-001

SUBDIVISION Plumpton Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1588

FILING 6 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Spencer Const. NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 696 29 1/2 Road NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-6123 USE OF EXISTING BLDGS —

(2) APPLICANT same 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) or — from center of ROW, whichever is greater Parking Req'mt —

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 Ronnie Edwards Date 7/10/95

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 8452

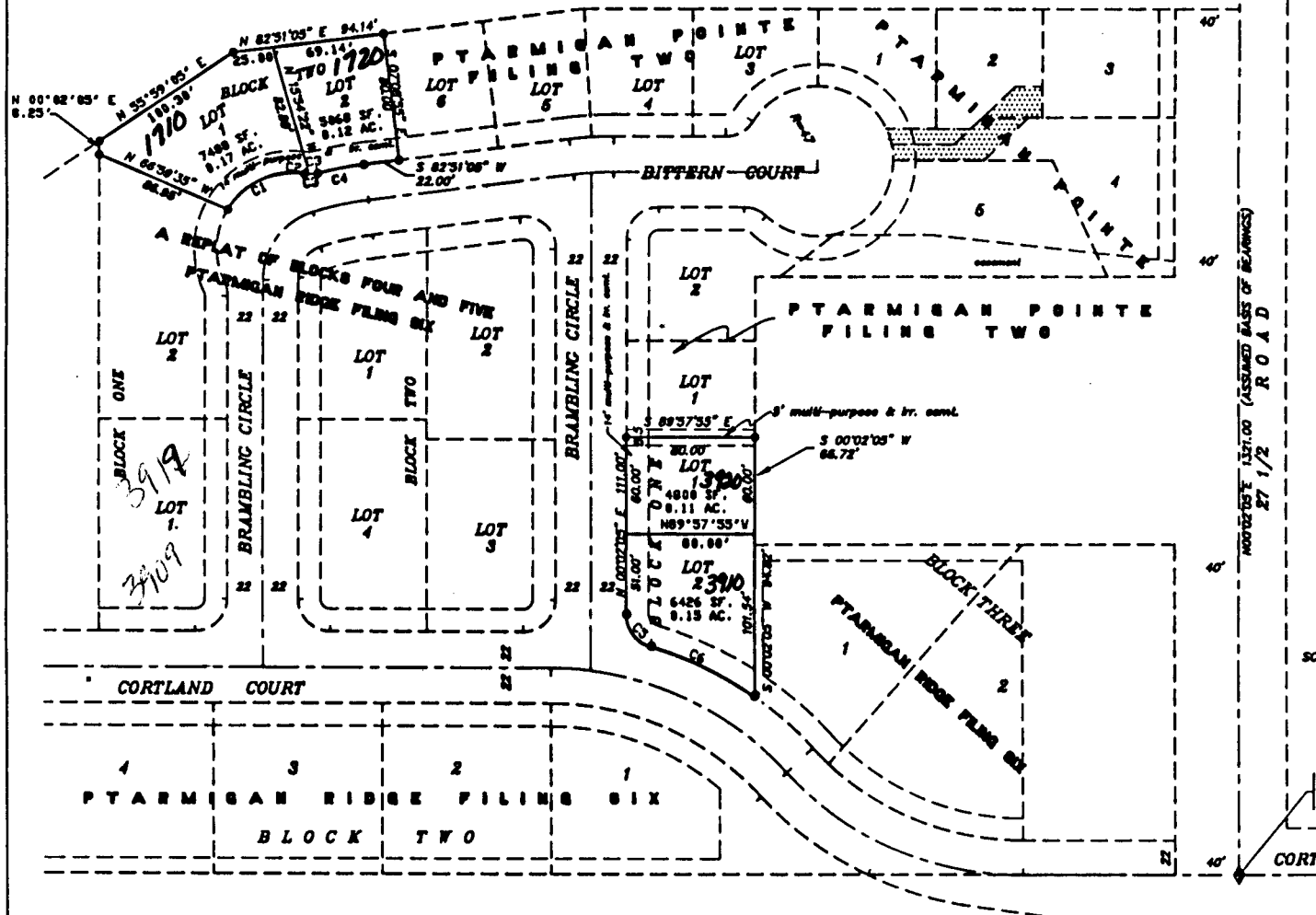
Utility Accounting Darlene J. Borrell Date 7/10/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C 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 1/2" CAP L.S. 16413 IN CONCRETE
 - ◆ MESA COUNTY SURVEY MARKER
 - └ SET NO. 5 RE-BAR 1/2" CAP L.S. 16413

Note: Comments 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'	32.48'	S 63°12'55" E	67°52'19"	1.31
C2	29.00'	3.09'	3.09'	S 82°25'09" E	98°36'16"	1.31
C3	22.00'	29.29'	29.29'	N 79°54'19" V	73°33'38"	1.31
C4	22.00'	23.79'	24.04'	N 24°34'13" V	73°52'35"	1.31
C5	22.00'	72.96'	72.63'	N 64°23'23" V	18°58'18"	1.31

Donna Edwards
 11/14/95
 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.

3909/3919 W Brambling Lane