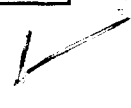


FEE \$ 10.00

BLDG PERMIT NO. 51410

TCP - 93.00

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3939 W. Brambling TAX SCHEDULE NO. 2945-012-~~00-011~~ ⁶⁵⁻⁰⁰³

SUBDIVISION Pfermigen Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1688

FILING 6 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____

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

(1) ADDRESS 676 29 1/2 Rd NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

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

(2) APPLICANT Gerry Spencer DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 676 29 1/2 Rd _____

(2) TELEPHONE 242-6123 New Const S/F

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't _____

Side _____ from PL Rear _____ from PL Special Conditions per approved plan

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 21

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 Gerry Spencer Date 3/8/95

Department Approval Marcia Batidany Date 3-8-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8155 - S/F

Utility Accounting Millie Fowler Date 3-8-95

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 *MC 38-95*
 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.

