

FEE \$ 10.00
TCP \$ 0-

BLDG PERMIT NO. 53508
53509

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

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3025-1040-DI-7 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2177 H Road TAX SCHEDULE NO. 2697-361-00-002
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1120
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1200
(1) OWNER Richard L. Spanfer NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2175 H Road
(1) TELEPHONE 344-8941 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Richard L. Spanfer USE OF EXISTING BLDGS Home
(2) ADDRESS 2175 H Road DESCRIPTION OF WORK AND INTENDED USE: To Build
(2) TELEPHONE 344-8941 2 Car Garage + bath
Office 345-4556

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 C-2 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 65' from center of ROW, whichever is greater
Special Conditions _____
Side 0 from PL Rear 0 from PL
Maximum Height _____
CENS.T. 16 T.ZONE 100 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 Louise Spanfer Date 9/21/95
Department Approval Marcia Babideaux Date 9-21-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change. inst on septic

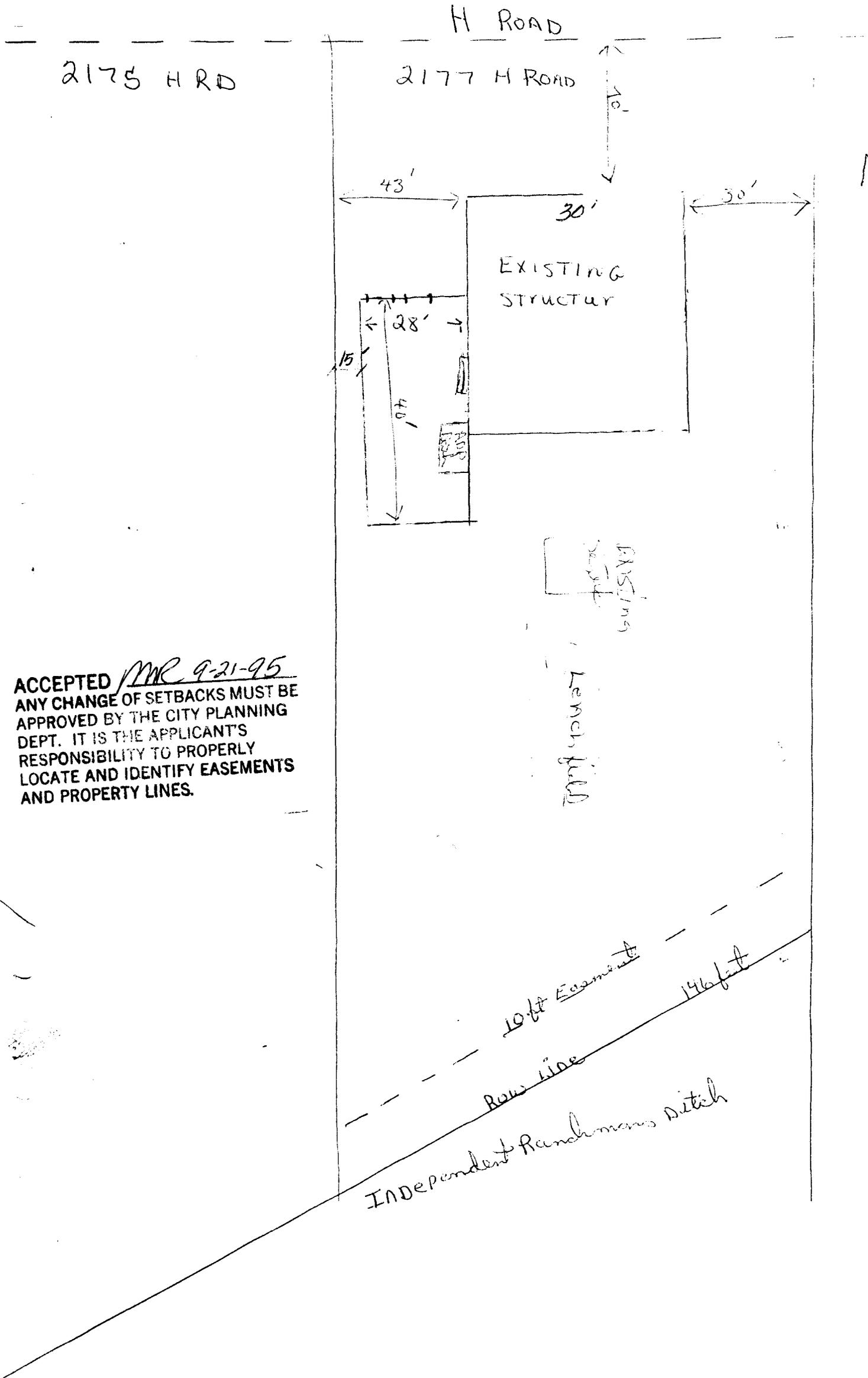
Utility Accounting Millie Fowler Date 9-21-95

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)

EXHIBIT A
Sanitary Sewer Easement

NOT TO SCALE



ACCEPTED MR 9-21-95
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.