

FEE \$ 10.00

BLDG PERMIT NO. 509/2

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

3021-5439-01-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2654 Sperber Lane TAX SCHEDULE NO. 2945-021-03-015
SUBDIVISION Crestridge Annex SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320
FILING BLK LOT 1 SQ. FT. OF EXISTING BLDG(S) 2,795
(1) OWNER Robert W Wilson NO. OF DWELLING UNITS BEFORE: 1 AFTER: THIS CONSTRUCTION
(1) ADDRESS 2654 SPERBER LW NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Robert W Wilson USE OF EXISTING BLDGS Residential
(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE Avamys Addition

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-1 Maximum coverage of lot by structures 25%
SETBACKS: Front 15 ft from property line (PL) or 45 ft from center of ROW, whichever is greater
Side 15 ft from PL Rear 30 ft from PL Parking Req'mt 2 spaces
Special Conditions NONE
Maximum Height 32 ft CENSUS TRACT 10 TRAFFIC ZONE 20

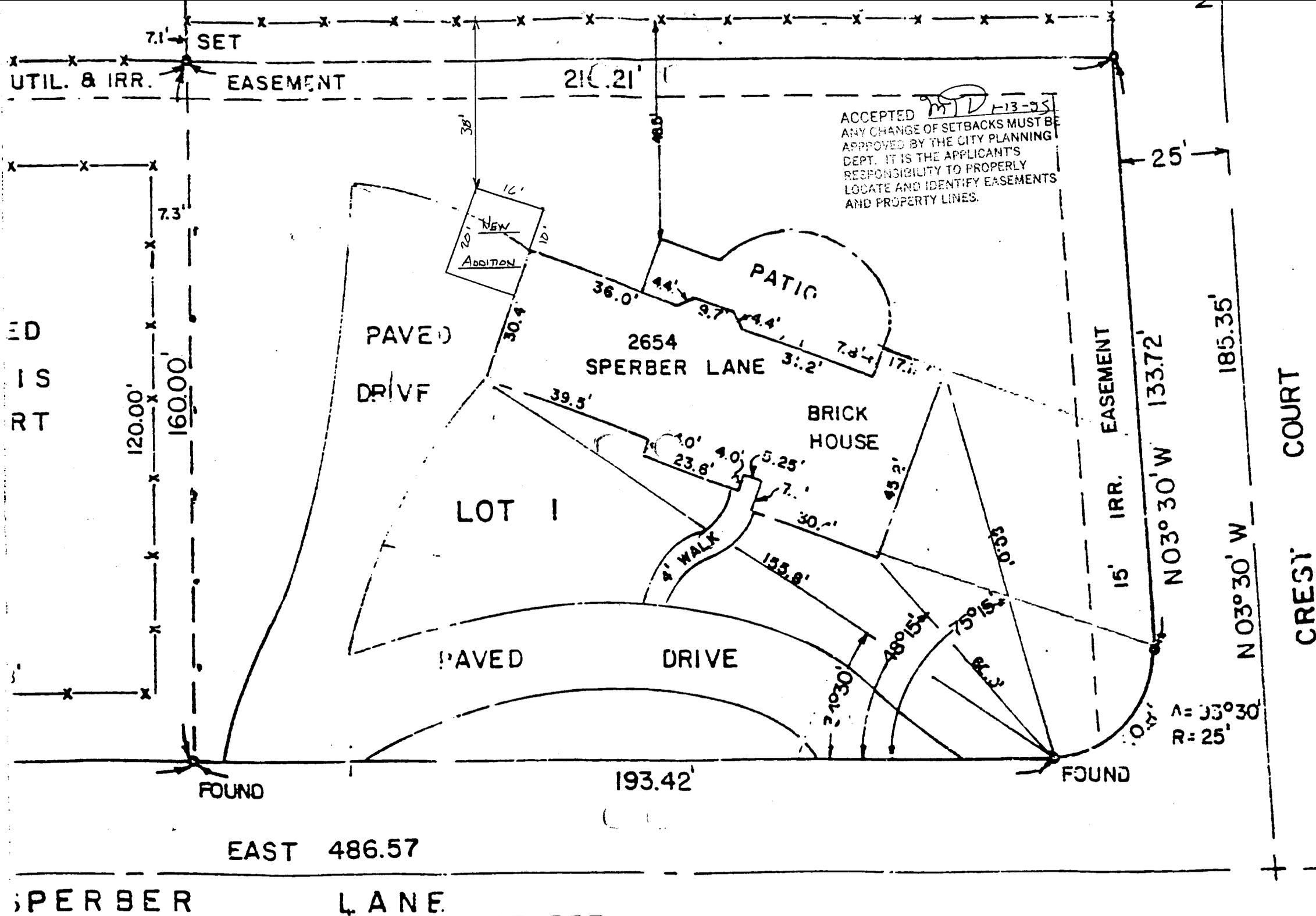
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 [Signature] Date 1/13/95
Department Approval [Signature] Date 1/13/95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A
Utility Accounting Millie Fowler Date 1-13-95

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)



11-20-2007  
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