

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	—



BLDG PERMIT NO. 60916

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 286 2 1/2 Road TAX SCHEDULE NO. 2945 251-11-002
 SUBDIVISION PETENSEN SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24X40
 FILING — BLK — LOT 2 SQ. FT. OF EXISTING BLDG(S) 1
 (1) OWNER GERRY E. SPOMER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 676 2 1/2 Road NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242 6123 29 CO 81504 USE OF EXISTING BLDGS RESIDENTIAL ACCESSORY
 (2) APPLICANT GERRY E. SPOMER Building (Accessory)
 (2) ADDRESS 676 2 1/2 Road DESCRIPTION OF WORK AND INTENDED USE: Placement
 (2) TELEPHONE 242 6123 29 CO 81504 OF NEW Champion Oak/Walnut Home For
SINGLE FAMILY USE.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL _____
 Maximum Height 32' _____
 CENSUS 13 TRAFFIC 80 ANNEX# _____

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 6/2/97
 Department Approval [Signature] Date 6/17/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10277/10278
 Utility Accounting [Signature] Date 6-17-97

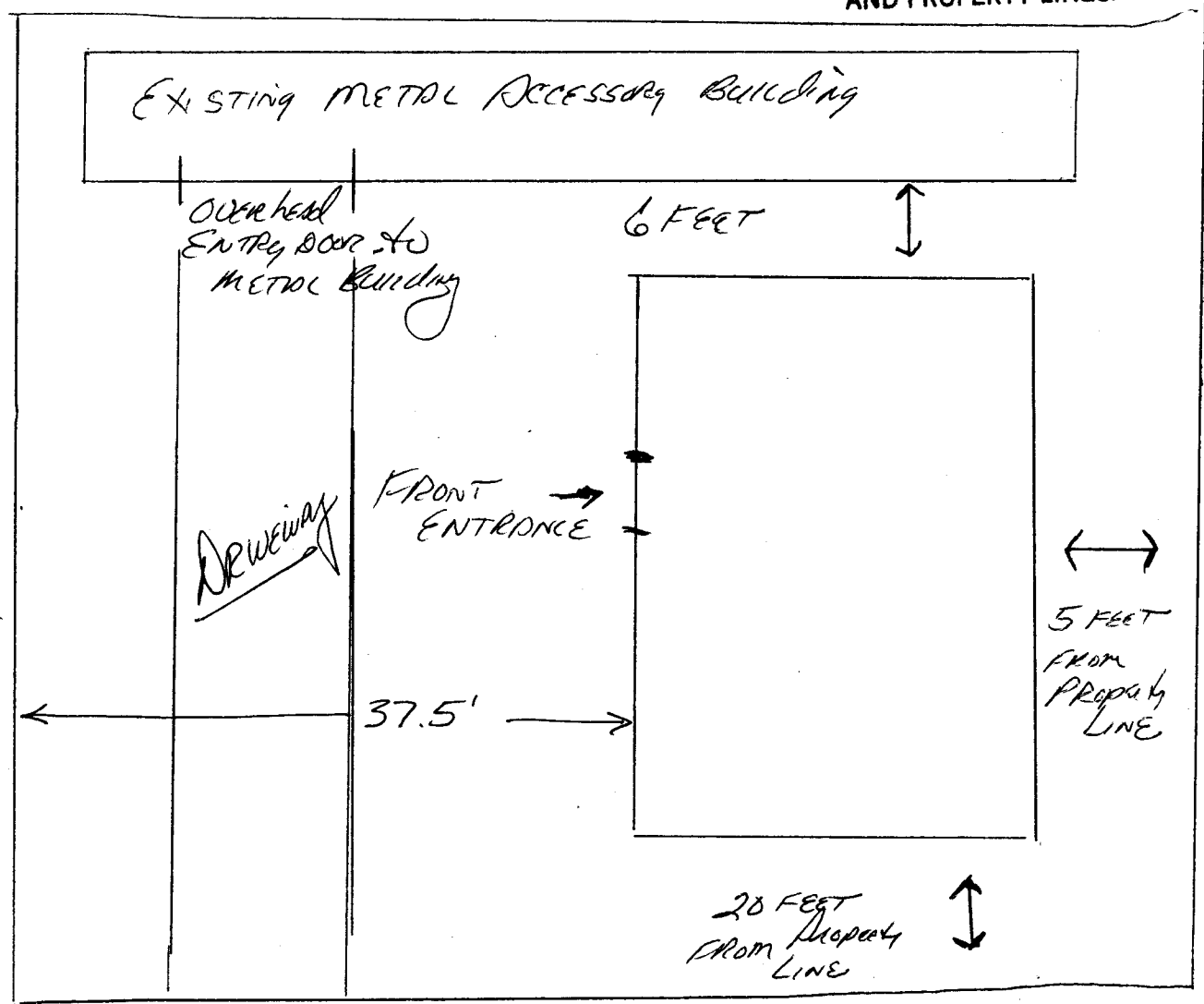
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

286 27 1/2 Road.

ACCEPTED Ronnie Edwards
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. 6/17/97

66.50'



103.50'

103.50'

66.50'

27 1/2 Road.

DRIVEWAY LOCATION OK
J. H. Hester
6-13-97