

FEE \$	10 ⁰⁰
TCP \$	93 ⁰⁰
SIF \$	0



BLDG PERMIT NO. 161994

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

BLDG ADDRESS 1550 Courtland Ct TAX SCHEDULE NO. 2945-012-63-009
 SUBDIVISION Platonic Ridge # 6 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1854
 FILING 6 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Garry Spomer NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 676 29 1/2 Rd
 (1) TELEPHONE 242-6123 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Residence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure locations, 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 PR-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 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 Garry Spomer Date Sept 10/97
 Department Approval Antonia Costello Date 9/12/97
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10542
 Utility Accounting CM Cole Date 9/12/97

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)

055° 59' 05" W
102.25'

10' UTILITY & IRR. EASEMENT

32'

COVERED PATIO

RESIDENCE

S 41° 04' 05" E
111.01'

1/2 ACRES
1/4 SIX

S 32° 18' 29" E
126.09'

ENTRY

Driveway

14' UTILITY & IRR. EASEMENT

ACCEPTED Shc 9/12/97
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.

DRIVENWAY LOCATION as
Rechecked 9/10/97

C23

C24

C25