

FEE \$	10
TCP \$	500
SIF \$	0

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

BLDG PERMIT NO. 74612



Your Bridge to a Better Community

BLDG ADDRESS 679 Sperber Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 5800

TAX SCHEDULE NO. 2945 021 14 001 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION SPERBER LANE MINOR- TOTAL SQ. FT. OF EXISTING & PROPOSED 5800

FILING \_\_\_\_\_ BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Dan & Elise Prinster NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1203 Gunnison Ave GJ USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241 5015 DESCRIPTION OF WORK & INTENDED USE new home + garage

(2) APPLICANT O'Boyle & O'Boyle Inc. TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 3720 Horizon Glen Ct GJ

(2) TELEPHONE 245 5309

**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-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 04/04/00

Department Approval Ronnie Edwards Date 4-4-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12995</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>04/04/00</u>

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)

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

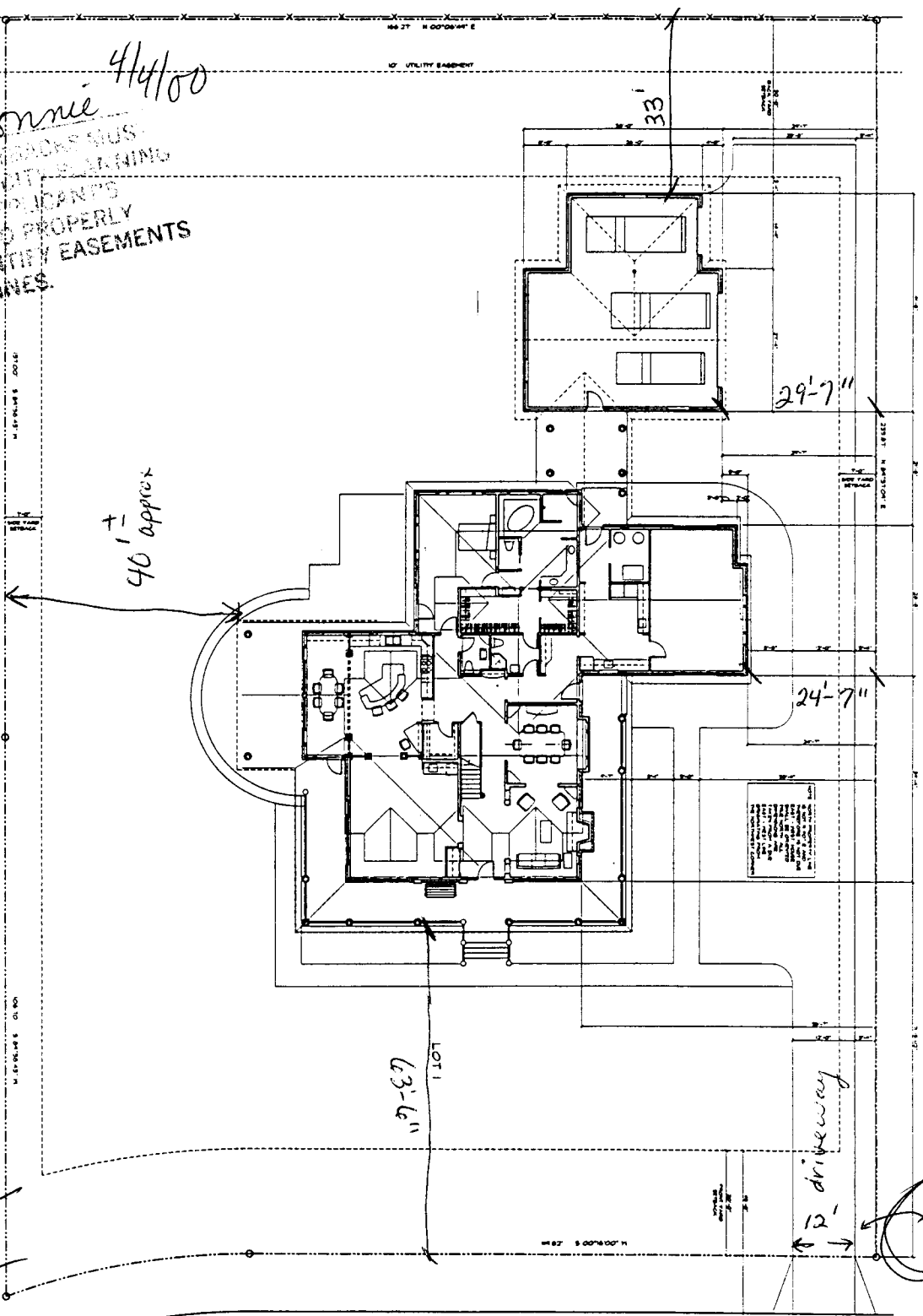
*Ronnie* 4/4/00

40' approx

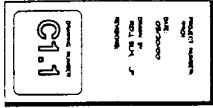
DRIVE OK  
 AS MODIFIED  
*Eric*  
 4/3/00

679 Sperber Lane

679 Sperber Lane



4' 5"



**PRINSTER RESIDENCE**  
 Grand Junction, Colorado



**ROBERT D. JENKINS/AIA**  
 ARCHITECT

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