

DATE SUBMITTED: 3/22/90

PERMIT # 35417

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4010 Ptarmigan Piazza

SQ. FT. OF BLDG: 1860

SUBDIVISION: Ptarmigan Estates

SQ. FT. OF LOT: 12197

FILING # \_\_\_\_\_ BLK # 1 LOT # 17

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-46-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: John Bystedt Conservatorship

USE OF ALL EXISTING BUILDINGS:  
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ADDRESS: 1020 Elm Av

PHONE: 242 2797

DESCRIPTION OF WORK AND INTENDED USE:

Single story, single family dwelling

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: PR-4

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F N/A S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Bldg must be within approved bldg envelope

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/22/90

APPROVED BY: Karl Metzger

Warren Bystedt Conservator  
SIGNATURE

