

DATE SUBMITTED: Aug 27, 92

PERMIT NO. 42673 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 4300 27 1/2 Rd

SQ. FT. OF BLDG: 2890

SUBDIVISION PTARMIGAN ESTATES

SQ. FT. OF LOT: 1.03 Acres

FILING # _____ BLK # _____ LOT # 2 Reg'd Lot 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 8945-011-46-027

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER JERRY & TAMMY KING

USE OF EXISTING BUILDINGS: SINGLE FAMILY RES.

ADDRESS 681 MOORLAND COURT. G.J.

DESCRIPTION OF WORK AND INTENDED USE: NEW BUILDING

TELEPHONE: 434-1121

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RS-89

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR As per plat

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

[Signature]
Department Approval

[Signature]
Applicant Signature

Aug 27, 92
Date Approved

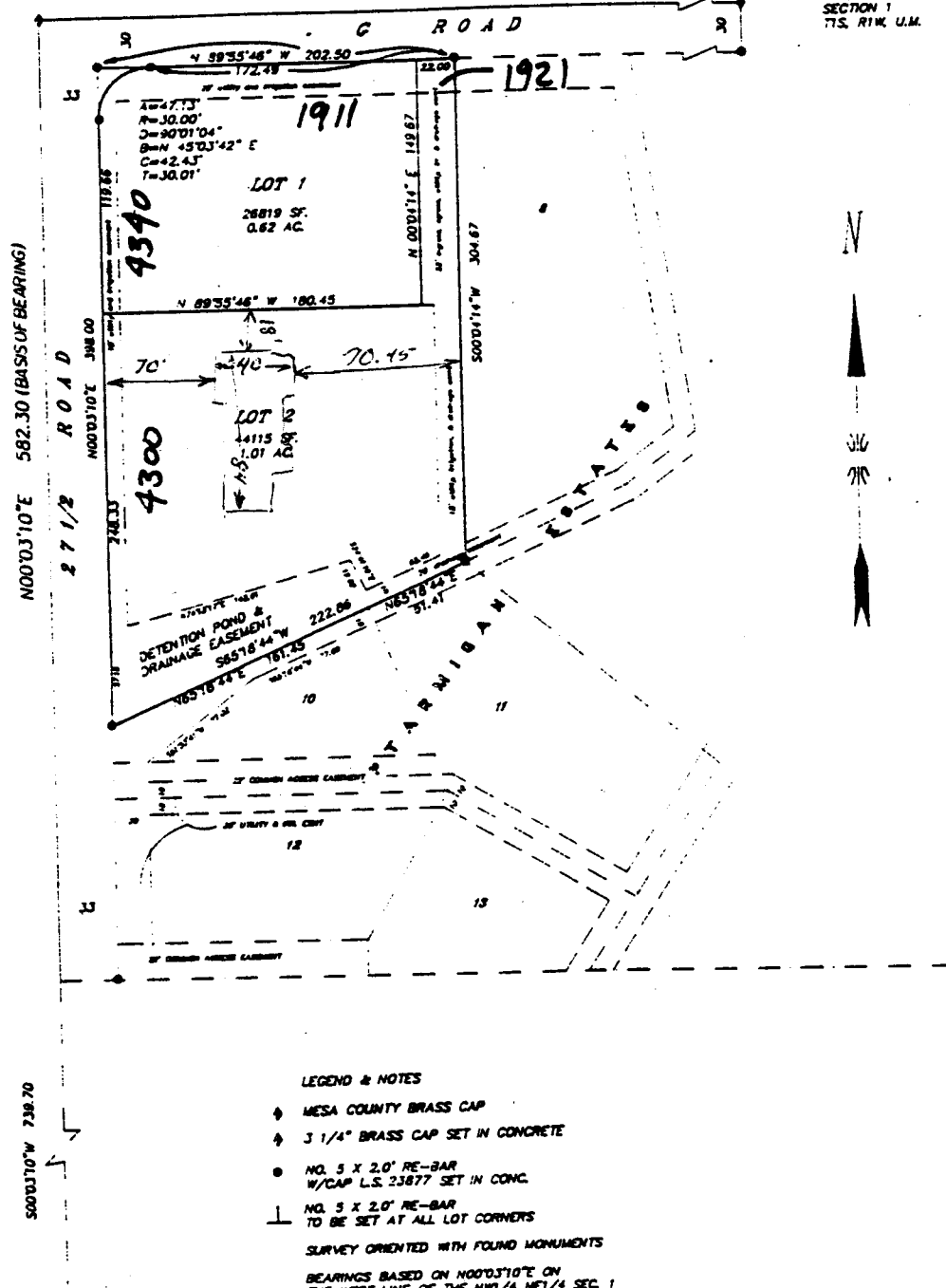
8/27/92
Date

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

N1/4 CORNER
SECTION 1
T1S, R1W, U.M.

589°55'46"E 1320.05

NE CORNER
N1/4 NE1/4
SECTION 1
T1S, R1W, U.M.



KNOW ALL MEN BY
That the undersigned
Colorado, and is one
West of the Ute M

LOT 9, PTARMIGAN E
That said owner has
of Mesa, State of Co

That said owner
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and the general pub

That all expenses b

IN WITNESS WHEREO

[Signature]
Ptarmigan Investment
John A. Siegman, P

STATE OF COLORAD
COUNTY OF MESA

The foregoing instr
Investments, a Cor

My commission exp

STATE OF COLORAD
COUNTY OF MESA

I hereby certify th
A.D.

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accepted this

[Signature]
Helicity Manager
[Signature]
Director of

[Signature]
Gravel/Junct

I, Dennis Brown,
Colorado has bee
requirements of

[Signature]
Daniel K. Brown
Colorado Register

LEGEND & NOTES

- ◆ MESA COUNTY BRASS CAP
- ◆ 3 1/4" BRASS CAP SET IN CONCRETE
- NO. 5 X 2.0" RE-BAR W/CAP L.S. 23877 SET IN CONC.
- ◆ NO. 5 X 2.0" RE-BAR TO BE SET AT ALL LOT CORNERS

SURVEY ORIENTED WITH FOUND MONUMENTS
BEARINGS BASED ON 000°31'0"E ON THE WEST LINE OF THE N1/4 NE1/4 SEC. 1

SW CORNER
N1/4 NE1/4
SECTION 1
T1S, R1W, U.M.
TBM = 4730.20

ACCEPTED
ANY CHANGE
APPROVED BY
DEPT. IT IS THE
RESPONSIBILITY TO
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

NOTICE
Reference to enclosed plat this survey instrument
and approved by this survey instrument being placed on file
in the public office and copies shall be made and
distributed to all parties to the survey and the date of the