

DATE SUBMITTED: 5/19/92

PERMIT NO. 41856 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1514 P'tarmigan Ct.

SQ. FT. OF BLDG: 1820

SUBDIVISION P'tarmigan Ridge

SQ. FT. OF LOT: 9459

FILING # 2 BLK # 3 LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-26-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER Gerry Spomer

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 676 29 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE: New Residence

TELEPHONE: 242-6123

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE RSF-4

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

SETBACKS: FRONT 20

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

SIDE 7 REAR 30

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

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.

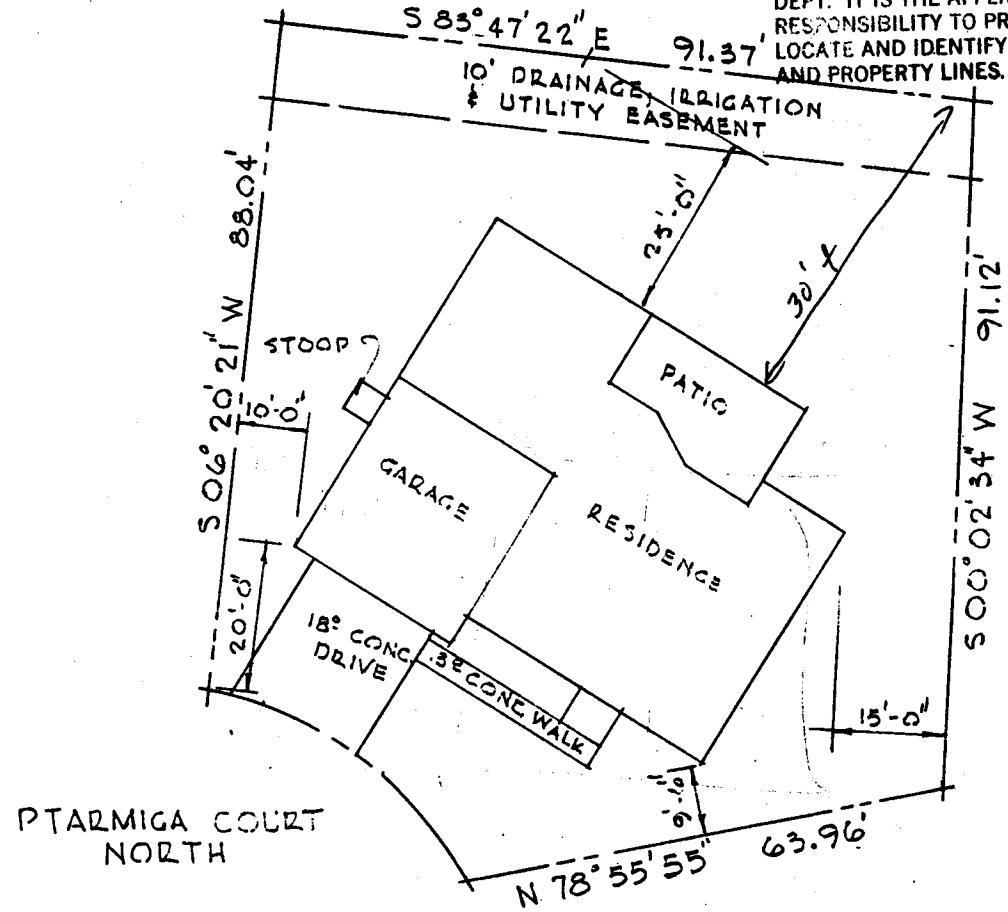
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Karl F. McKinley  
Department Approval  
5/19/92  
Date Approved

Gerry Spomer  
Applicant Signature  
\_\_\_\_\_  
Date

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

ACCEPTED 5/19/92 KLL  
 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.



PTARMIGA COURT  
 NORTH



NORTH

LEGAL DESCRIPTION

LOT 6 BLOCK 2  
 PTARMIGAN SUBDIVISION  
 MESA COUNTY, COLORADO

PLOT PLAN

SCALE: 1" = 20'-0"

RESIDENCE FOR:	
<u>SPOMER CONSTRUCTION</u>	
<u>GRAND JUNCTION</u>	<u>COLORADO</u>
PLOT PLAN	DWG. NO.
JOB NO.:	DATE: