

DATE SUBMITTED: 4-8-92

PERMIT NO. 41566 ✓

FEE \$ 50

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 4040 PTARMIGAN PLAZA

SQ. FT. OF BLDG: 2900

SUBDIVISION PTARMIGAN ESTATES

SQ. FT. OF LOT: 1 ACRE

FILING # 1 BLK # 1 LOT # 3

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-011-46-003

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

OWNER Leroy Oakman

USE OF EXISTING BUILDINGS: _____

ADDRESS 554 N. GANNING WAY

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 242-6977

Single Family

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

FOR OFFICE USE ONLY

ZONE PR-55-89

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR SEE PLAN

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS:

File # 55-89

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

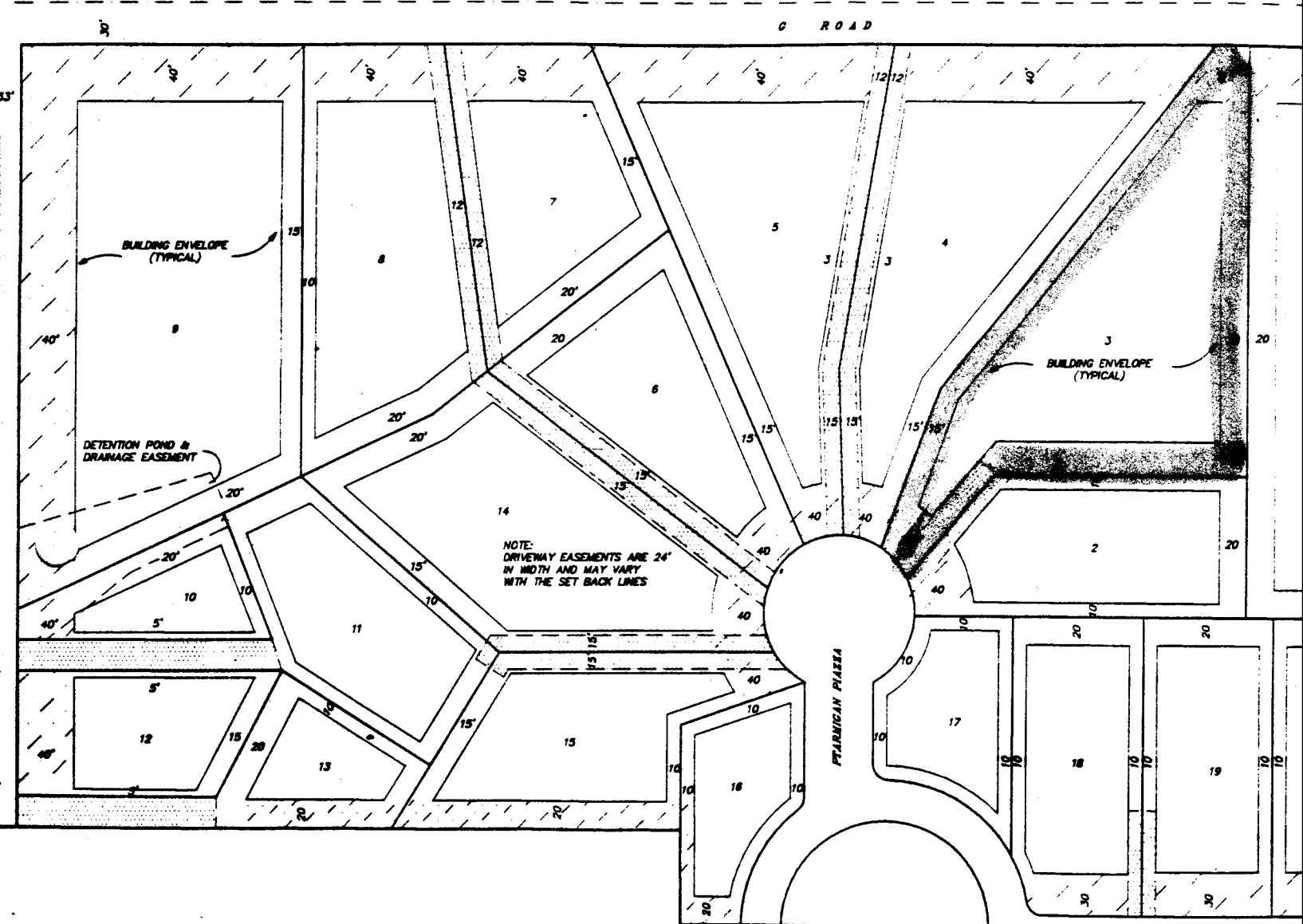
4-8-92
Date Approved

4-8-92
Date


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

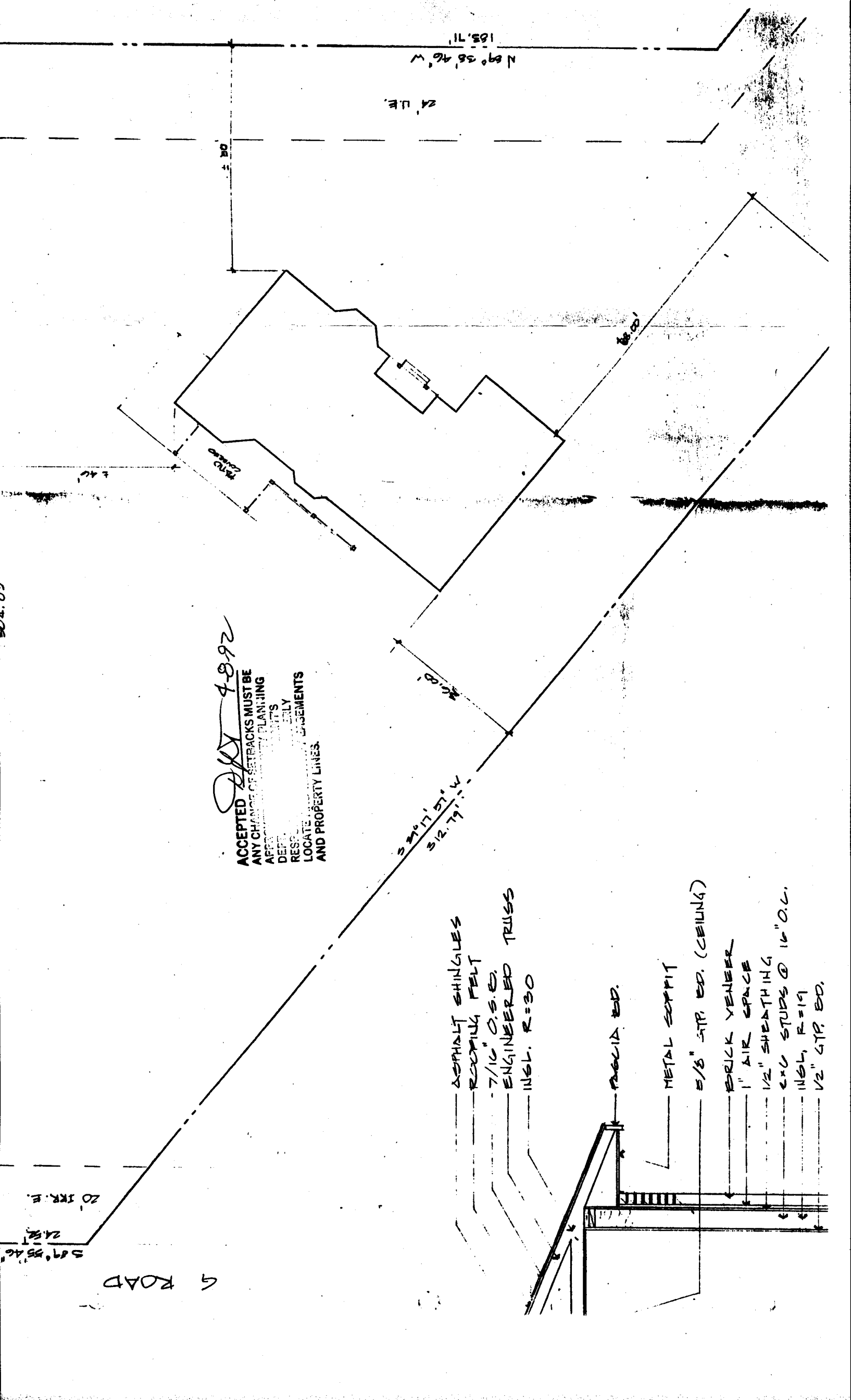
1/4 CORNER
SECTION 1
T1S, R7W, U1M

North line NE1/4 Section 1



 DENOTES SHARED DRIVEWAYS

 DENOTES GREENERY AREA AS OUTLINED IN THE COVENANTS



4-8-92

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPT. BEFORE ANY
 RESUBMITTALS
 LOCATE ALL EASEMENTS
 AND PROPERTY LINES.

ASPHALT SHINGLES
 ROOFING FELT
 7/16" O.S.B.
 ENGINEERED TRUSS
 INSL. R=30

METAL SOFFIT
 5/8" GYP. BD. (CEILING)
 BRICK VENEER
 1" AIR SPACE
 1/2" SHEATHING
 2x6 STUDS @ 16" O.C.
 INSL. R=19
 1/2" GYP. BD.

S ROAD

S 89° 55' 46"
 24.52'
 20' I.R. E.

24' I.R. E.

N 89° 55' 46" W
 185.71'

S 33° 17' 57.14"
 S 12.79' 1.14"

66.00'

28'0" (24'0" + 4'0")

24.40'