

DATE SUBMITTED 11-30-93

BUILDING PERMIT NO. 47104

FEE \$ 5.80

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

BLDG ADDRESS 1651 CORTLAND CT. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000  
SUBDIVISION PTARMIGAN SQ. FT. OF EXISTING BLDG(S) 0  
FILING 6 BLK 2 LOT 4 TAX SCHEDULE NO. 2945-012-00-011 NO. OF FAMILY UNITS 1  
OWNER Guy Thomas NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
ADDRESS 723 35 8/10 Rd DESCRIPTION OF WORK AND INTENDED USE:  
TELEPHONE 464 0504 New residence

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR-4 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
SETBACKS: Front 20' from property line or \_\_\_\_\_ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 5' from property line CENSUS TRACT 10 TRAFFIC ZONE 21  
Rear 15' from property line PARKING REQ'MT \_\_\_\_\_  
Maximum Height \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

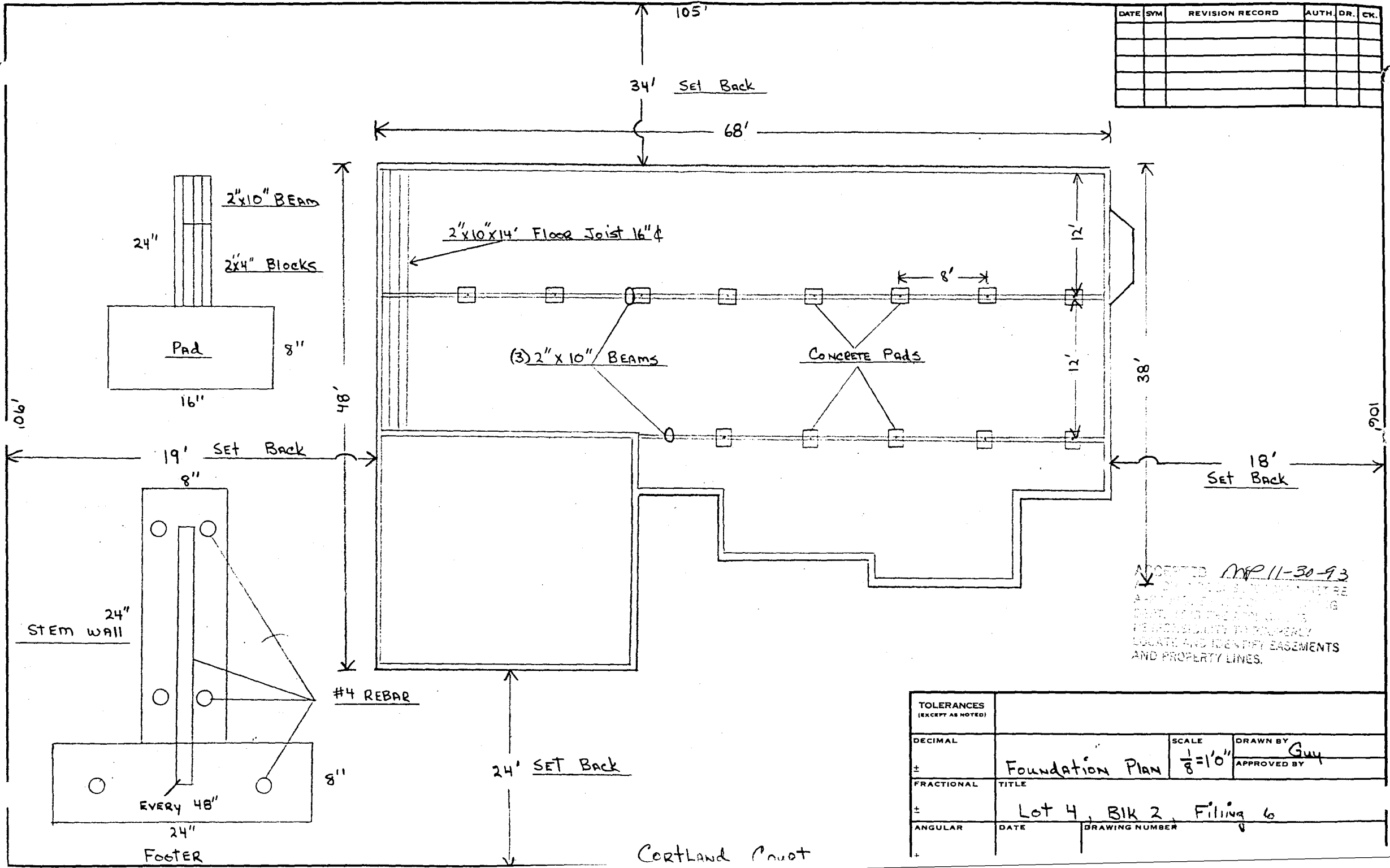
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Paly Applicant Signature Guy Thomas  
Date Approved 11-30-93 Date 12 1 93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

DATE	SYM	REVISION RECORD	AUTH	DR.	CK.



ACCEPTED MAP 11-30-93  
 ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. THE USER ASSUMES ALL RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TOLERANCES (EXCEPT AS NOTED)		SCALE	DRAWN BY
DECIMAL	±	$\frac{1}{8} = 10"$	GUY
FRACTIONAL	±		
ANGULAR	±	DATE	DRAWING NUMBER

Foundation Plan

Lot 4, BIK 2, Filing 6

CORTLAND COUNT