

DATE SUBMITTED 12-15-93

BUILDING PERMIT NO. 47236

FEE \$ 5.00

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

BLDG ADDRESS 1546 Courland Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2637

SUBDIVISION Ptarmigan Ridge

SQ. FT. OF EXISTING BLDG(S) —

FILING 6 BLK 2 LOT 8

NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2945-012-00-011 (011)

OWNER Dean Patterson

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 3510 Beechwood

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-3379

New single family residence

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

ZONE PR

DESIGNATED FLOODPLAIN: YES — NO X

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 2

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 Kathy Porter

Applicant Signature Mark Paul Jensen

Date Approved 12-15-93

Date 12-15-93

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

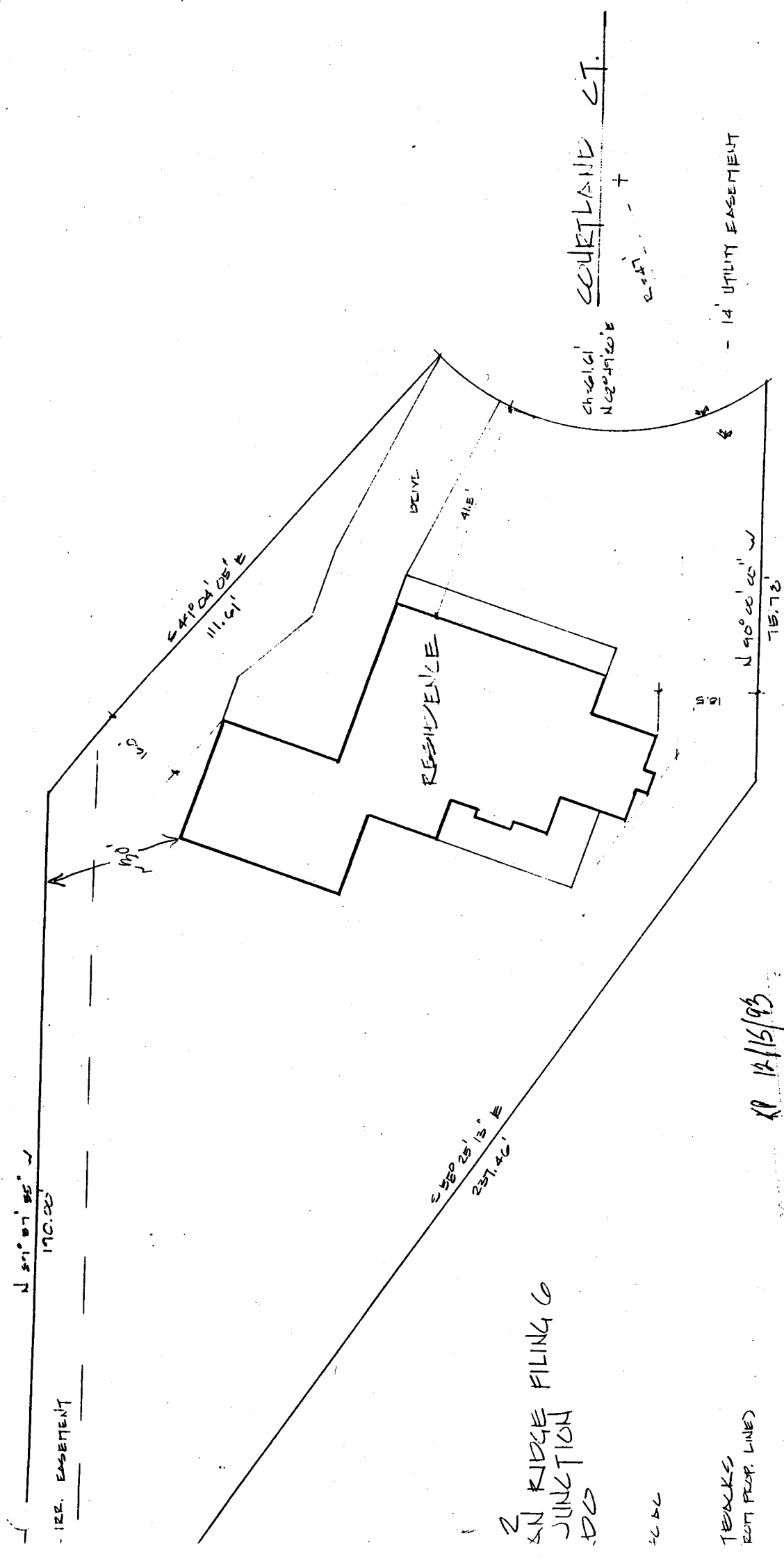
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

DRAWN	K.M.
CHECKED	M.F.
DATE	11-9-9
SCALE	

Fenske
 Construction



2 IN RIDGE FILING @
 JUNCTION
 DO

TRACKS
 BOTH FEET. LINED

RR 12/16/93

PROPERTY SURVEYORS
 AND PROPERTY MANAGERS