

DATE SUBMITTED: 2/2/93

PERMIT NO. # 44605 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1515 Ptarmigan Ridge Ct. SQ. FT. OF BLDG: 2766

SUBDIVISION Ptarmigan Ridge SQ. FT. OF LOT: 8500

FILING # 3 BLK # 3 LOT # 2 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-56-002 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Gerry Spomer USE OF EXISTING BUILDINGS: N/A

ADDRESS 676 29 1/2 Road

TELEPHONE: 3426123 DESCRIPTION OF WORK AND INTENDED USE: New Residence

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

FOR OFFICE USE ONLY

ZONE LRB-4 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 45' from G GEOLOGIC HAZARD: YES _____ NO X

SIDE 7' REAR 30' CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32' 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.

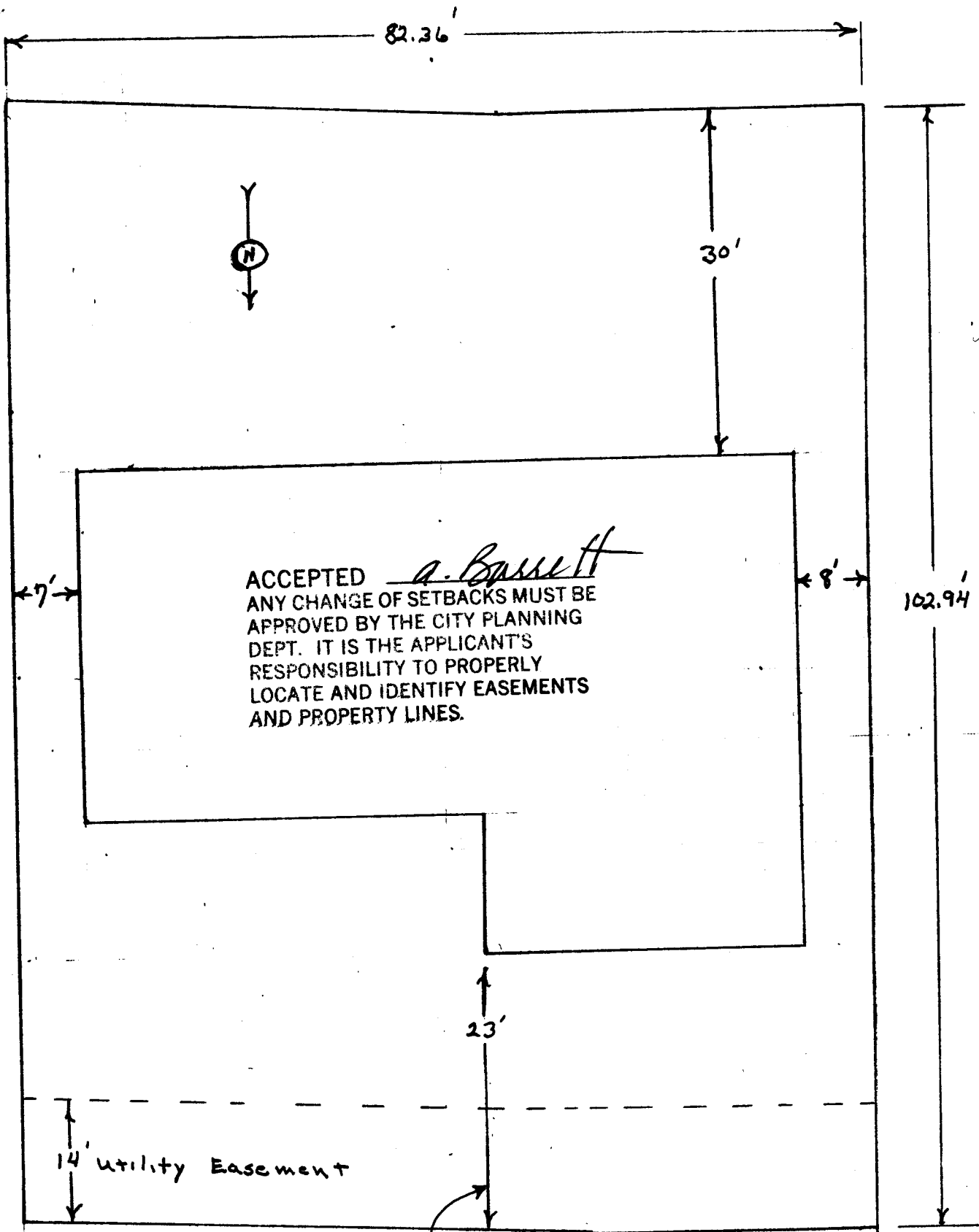
Angelina Barrett
Department Approval

Gerry Spomer
Applicant Signature

2/2/93
Date Approved

2/2/93
Date

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



ACCEPTED *a. Barnett*
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.

14' utility Easement

23'

(45' from CL)

PIARMIGAN RIDGE COURT