

DATE SUBMITTED 8/30/93

BUILDING PERMIT NO. 46144

FEE \$ 5.00

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

BLDG ADDRESS 1601 Ptarmigan Rd. CI SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1927
 SUBDIVISION Ptarmigan Ridge SQ. FT. OF EXISTING BLDG(S) NA
 FILING 5 BLK 1 LOT 1 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2045-C12-59-021 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 OWNER Dwain McLellan DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 3321 P Road Build new home
 TELEPHONE 434-7074

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 X
 SETBACKS: Front 45' from property line or 20' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X
 Side 20' from property line CENSUS TRACT 10 TRAFFIC ZONE 21
 Rear 10' from property line PARKING REQ'MT _____
 Maximum Height 30' SPECIAL CONDITIONS: Home must be inside building envelope indicated on plot
 Maximum coverage of lot by structures _____

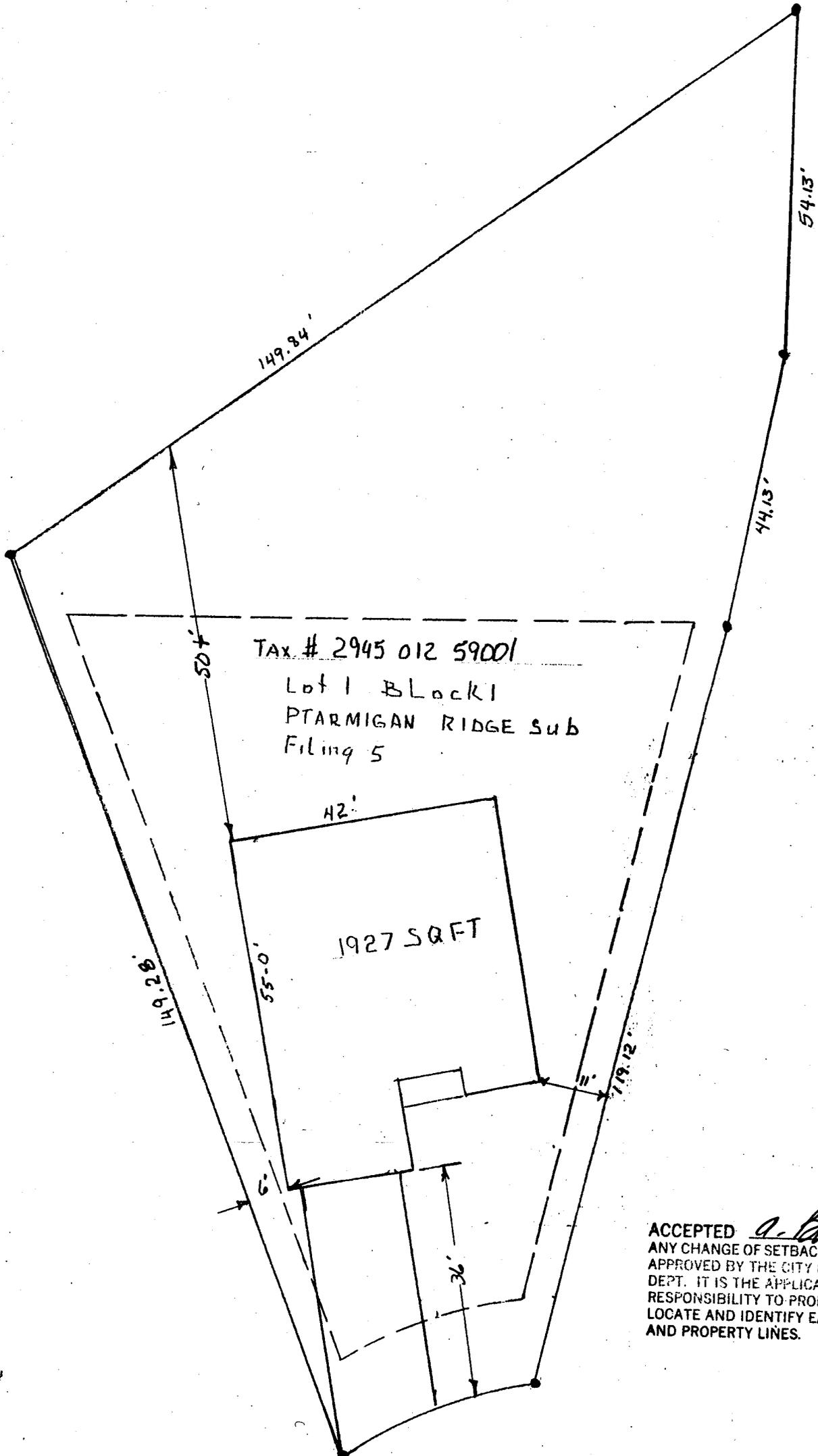
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Austine Buswell Applicant Signature Dwain McLellan
 Date Approved 8/30/93 Date 8/30/93

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

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



TAX # 2945 012 59001
 Lot 1 Block 1
 PTARMIGAN RIDGE sub
 Filing 5

1927 SQFT

ACCEPTED *a. [Signature]*
 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.

1601 PTARMIGAN Ridge Ct.