

DATE SUBMITTED 12-2-93

BUILDING PERMIT NO. 47086

FEE \$ 5.00

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

BLDG ADDRESS 11611 Ptarmigan Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1724
SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 0
FILING 5 BLK 1 LOT 2 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2945-012-59-002 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
OWNER Dwain McClelland DESCRIPTION OF WORK AND INTENDED USE:
ADDRESS 3321 C Rd Palisade 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
SETBACKS: Front 20' from property line or 20' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
Side 5' from property line CENSUS TRACT 10 TRAFFIC ZONE 21
Rear 25' from property line PARKING REQ'MT _____
Maximum Height 32' 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 [Signature] Applicant Signature [Signature]
Date Approved 12-2-93 Date 12-2-93

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

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

ACCEPTED MP 12-2-93
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.

1611 PTARMIGAN RIDGE Ct.
69'

18'
DRIVE

15'

12'

149.28'

118.78'

Lot 2 Block 1
FILING 5
PTARMIGAN RIDGE

15' E

127.46'

48.1'

9.25'