

DATE SUBMITTED

8/31/93

BUILDING PERMIT NO.

46143

FEE \$ 5.00

PLANNING CLEARANCE

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

BLDG ADDRESS 1631 Ptarmigan Ridge Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2020

SUBDIVISION Ptarmigan Ridge

SQ. FT. OF EXISTING BLDG(S) 0

FILING 5 BLK 1 LOT 4

TAX SCHEDULE NO. 2945-012-56004

NO. OF FAMILY UNITS 1

OWNER Centennial Const.

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 1520 Ptarmigan Ct. N.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-7198

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-4

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 60' from property line

PARKING REQ'MT

Maximum Height 32'

SPECIAL CONDITIONS: Home must be built within "Building Envelope"

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 Angeline Barnett

Applicant Signature Mark H. Belue

Date Approved 8/31/93

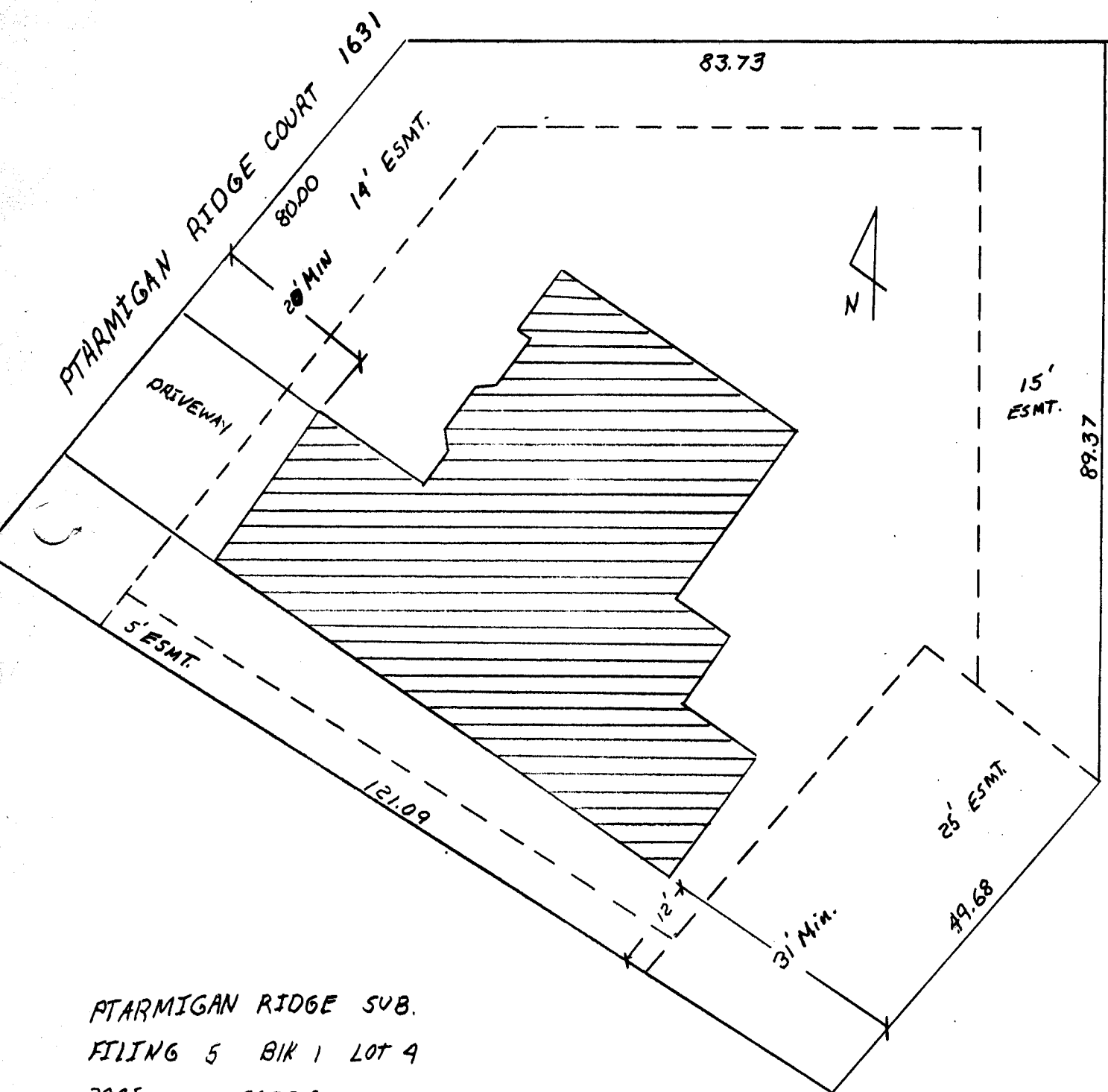
Date 8-30-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



PTARMIGAN RIDGE SUB.
 FILING 5 BIK 1 LOT 4
 2995 - 012 - 56004
 ADDRESS 1631

ACCEPTED *A. Barrett*
 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.