

DATE SUBMITTED: 6/22/93

PERMIT NO. 45350

FEE \$ paid
to replace clearance
issued 6/14/93

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1501 Ptarmigan Ridge Ct SQ. FT. OF BLDG: 1976
 SUBDIVISION Ptarmigan Ridge SQ. FT. OF LOT: 7600
 FILING # 3 BLK # 3 LOT # 1 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-012-56-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: N/A
 OWNER MOUNTAIN HIGH ENTERPRISES USE OF EXISTING BUILDINGS:
 ADDRESS P.O. Box 1452
 TELEPHONE: 244-0463 DESCRIPTION OF WORK AND INTENDED USE:
NEW SINGLE FAMILY 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 RSF-4 Designated
 FLOODPLAIN: YES _____ NO X
 SETBACKS: FRONT 23' GEOLOGIC HAZARD: YES _____ NO _____
 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.

Kathy Porter
 Department Approval
6/22/93
 Date Approved

David Hoffer
 Applicant Signature
6.22.93
 Date

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