

DATE SUBMITTED 12/1/93

BUILDING PERMIT NO. 47063

FEE \$ 5.00

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

BLDG ADDRESS 1515 Pterrigan Ct.S.
SUBDIVISION Pterrigan Filing #2
FILING 2 BLK 2 LOT 3
TAX SCHEDULE NO. 2945-01-52-003
OWNER Peck Construction Specialist
ADDRESS 107 Glade Park Rd G.Jt.
TELEPHONE 243-5560

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1611
SQ. FT. OF EXISTING BLDG(S) —
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION —
DESCRIPTION OF WORK AND INTENDED USE:
New Single Family

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR-4
SETBACKS: Front 20' from property line or 45' from center of ROW, whichever is greater
Side 7' from property line
Rear 30' from property line
Maximum Height 32
Maximum coverage of lot by structures NA

DESIGNATED FLOODPLAIN: YES — NO X
GEOLOGIC HAZARD: YES — NO X
CENSUS TRACT 10 TRAFFIC ZONE 21
PARKING REQ'MT —
SPECIAL CONDITIONS: —

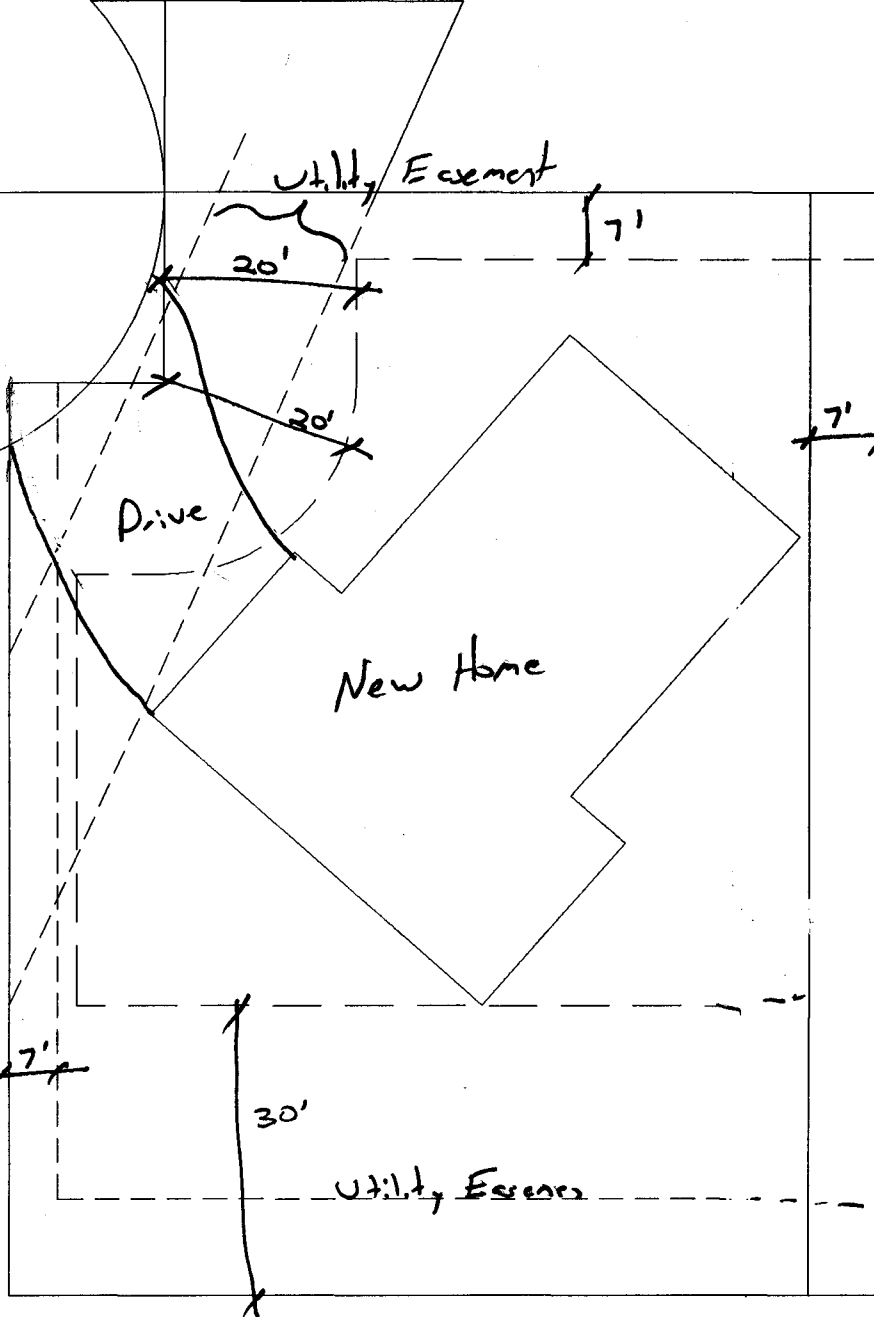
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Barrett Applicant Signature [Signature]
Date Approved 12/1/93 Date 12/1/93

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 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.