

DATE SUBMITTED 1/12/94

BUILDING PERMIT NO. 47427
FEE \$ 5.00

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

BLDG ADDRESS 1601 CORLAND COURT
SUBDIVISION FARMIGAN RIDGE
FILING 6 BLK 2 LOT 6
TAX SCHEDULE NO. 2845-012-00-011
OWNER MOUNTAIN HIGH ENTERPRISES
ADDRESS P.O. Box 1452
TELEPHONE 243-4564

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300
SQ. FT. OF EXISTING BLDG(S) N/A
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION N/A
DESCRIPTION OF WORK AND INTENDED USE:
NEW 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
SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater
Side 5' from property line
Rear 15' from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT 10 TRAFFIC ZONE 21
PARKING REQ'MT 2
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 1/12/94
Date Approved [Signature]

Applicant Signature [Signature]
Date 1-12-94

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

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

SITE PLAN

1601 Cortland Court
Lot 6, Block 2, Filing 6, Ptar. Ridge Sub.

Scale: 1"=20'

ACCEPTED 1/14/99 Klaw
ACCEPTED
AND RECORDED
IN THE PUBLIC RECORDS OF
DEPT. OF REVENUE, DIVISION OF
PROPERTY TAXATION, FOR THE
RECORDING OF THE PROPERTY
LINES AND EASEMENTS
AND PROPERTY LINES.

