

DATE SUBMITTED 1-25-94

BUILDING PERMIT NO. 47484

FEE \$ 5.00

PLANNING CLEARANCE

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

BLDG ADDRESS 1630 W. Cortland CT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1911
 SUBDIVISION Ptarmigan Ridge SQ. FT. OF EXISTING BLDG(S) NONE
 FILING 6 BLK 2 LOT 12 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945-012-63-012 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 OWNER PHIL + KATHY HERBERT ADDRESS 2422 1/2 Hidden Valley
 TELEPHONE 245-4252 DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE

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

ZONE RR-4 DESIGNATED FLOODPLAIN: YES NO
 SETBACKS: Front 20' from property line or from center of ROW, whichever is greater
 Side 5' from property line GEOLOGIC HAZARD: YES NO
 Rear 15' from property line CENSUS TRACT 16 TRAFFIC ZONE 21
 PARKING REQ'MT
 SPECIAL CONDITIONS:
 Maximum Height
 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.

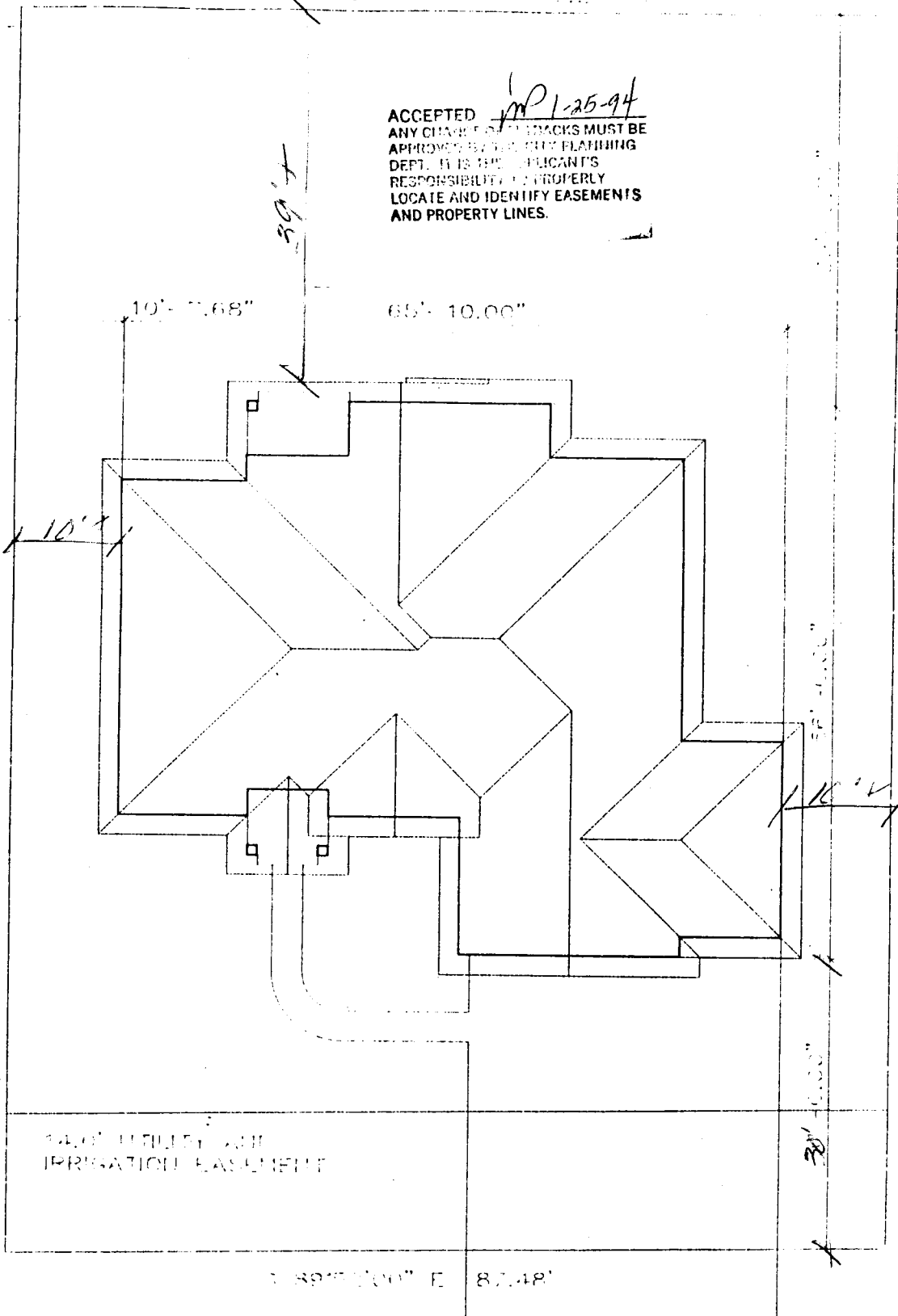
Department Approval *M. Maria Patez* Applicant Signature *Phil Herbert*
 Date Approved 1-25-94 Date 1-25-94

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

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

11 00'00"00" N 87'12" W

ACCEPTED *MP 1-25-94*
ANY CHANGE TO TRACKS MUST BE APPROVED BY CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



CENTER LINE OF COURTLAND AVENUE

SITE PLAN
SCALE: 1" = 10'

