

FEE \$ 5.00

BLDG PERMIT NO. 49236

T.C.P.

*Handwritten:* TCP refunded 10/3/94

### PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1630 PTARMIGAN RIDGE CIRCLE TAX SCHEDULE NO. 2945 012 00 033  
 SUBDIVISION PTARMIGAN RIDGE NORTH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1830  
 FILING \_\_\_\_\_ BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER DALE JENSEN NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1601 ROAD NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 243-9217 USE OF EXISTING BLDGS RESIDENCE  
 (2) APPLICANT JENSEN BLDERS DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 1601 ROAD 81501 New S/F  
 (2) TELEPHONE 243-9217

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 30' from property line (PL) or \_\_\_\_\_ Parking Req'mt 2  
 \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

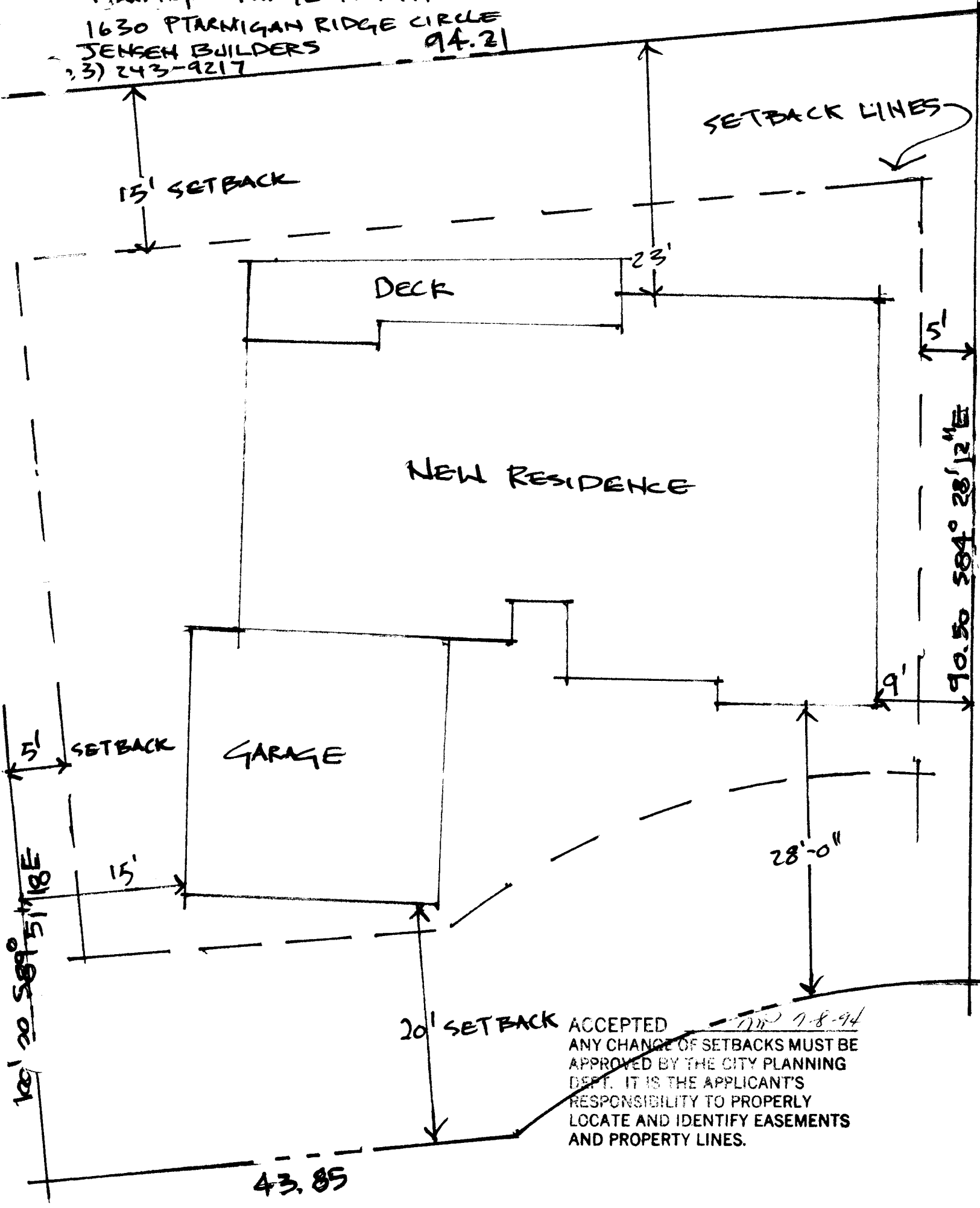
Applicant Signature Dale Jensen Date \_\_\_\_\_  
 Department Approval Marcia Pity Date 7-8-94

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 7701  
 Utility Accounting Mellie Fowler Date 7-8-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 4 BLOCK 5  
PTARMIGAN RIDGE NORTH  
1630 PTARMIGAN RIDGE CIRCLE  
JENSEN BUILDERS  
3) 243-9217  
94.21



ACCEPTED  
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.

7/18/94