

FEE \$ 5.00

BLDG PERMIT NO. 49592

T.C.P. -0-

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1650 PTARMIGAN Ridge^{circ} TAX SCHEDULE NO. 2945-012-169-006

SUBDIVISION Ptarmigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1848

FILING _____ BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER LeRoy Jensen NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2313 I Rd

(1) TELEPHONE 242-8610 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT owner USE OF EXISTING BLDGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ Single family residence

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-4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 15' from PL Special Conditions _____

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 LeRoy Jensen Date 8-17-94

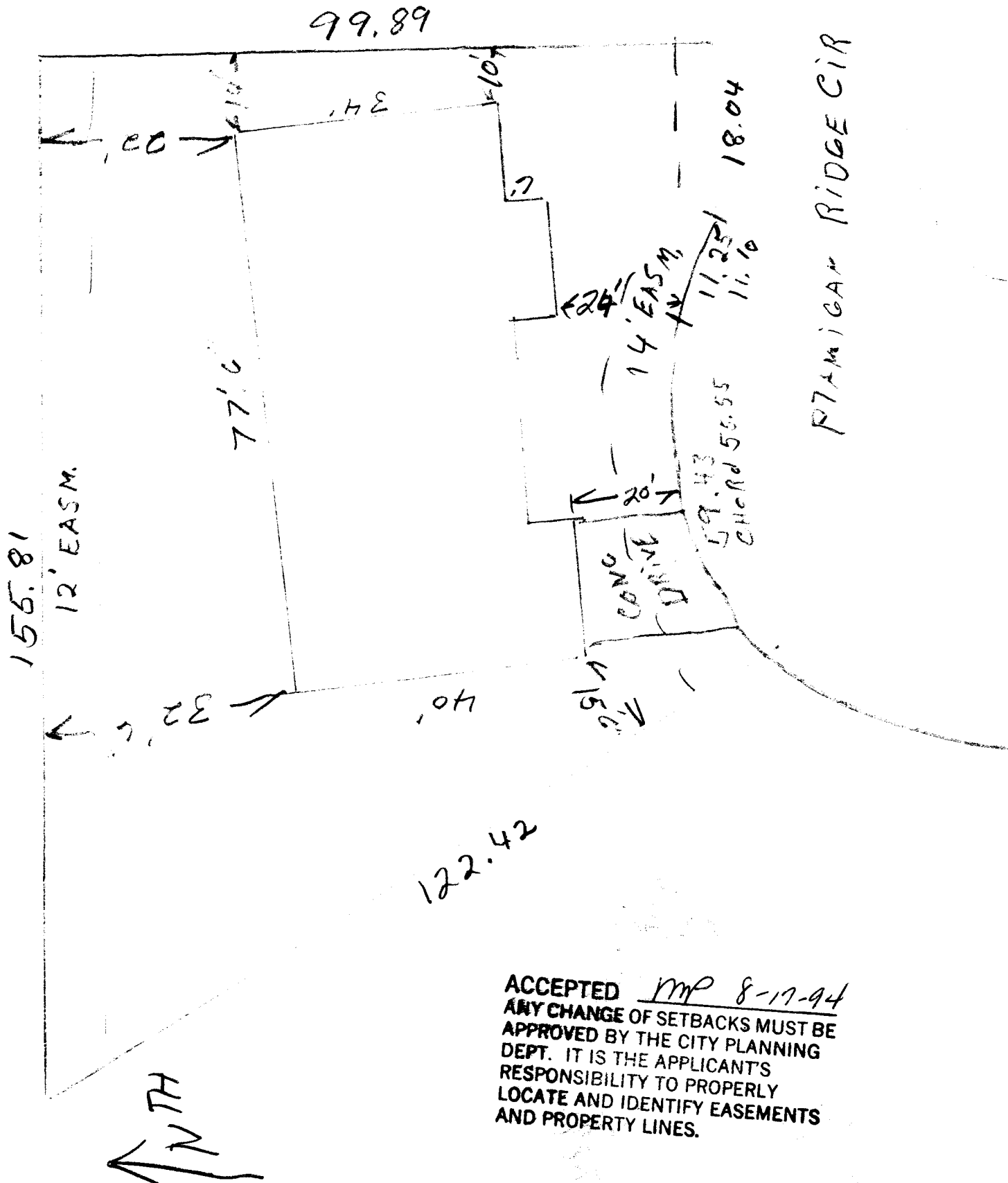
Department Approval Marcia Pety Date 8-17-94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7780

Utility Accounting Mellie Fowler Date 8-17-94

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)



ACCEPTED MP 8-17-94
 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.