

FEE \$ 10.00

BLDG PERMIT NO. 50076

MPD

PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1680 Parmigan Ridge Cir. TAX SCHEDULE NO. 2945-012-00-033

SUBDIVISION Ptarmigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1650

FILING _____ BLK 4 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Guy Thomas NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 723 35⁸/₁₀ Rd

(1) TELEPHONE 464 0504 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS _____

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

(2) TELEPHONE _____ NEW HOME

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

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

Side 5' from PL Rear 15' from PL
Special Conditions 10' between bldgs

Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 Guy L Thomas Date Oct 6 94

Department Approval Ronnie Edwards Date 10/6/94

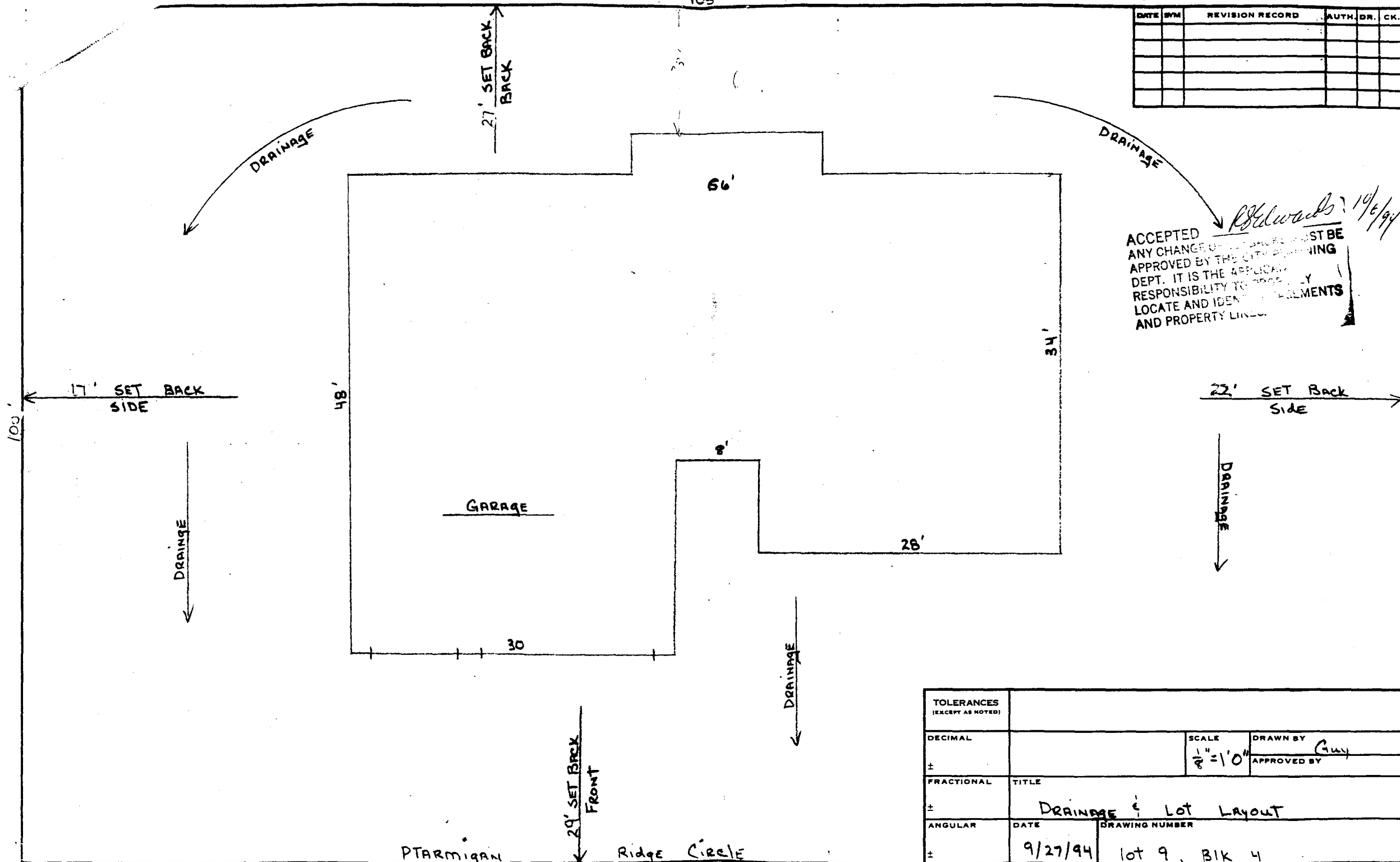
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 7887

Utility Accounting Richardson Date 10-6-94

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)

DATE	BY	REVISION RECORD	AUTH.	DR.	CK.



ACCEPTED *R. Edwards* 10/6/94
 ANY CHANGE OF THE WORKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY UTILITIES AND PROPERTY LINES.

TOLERANCES (EXCEPT AS NOTED)			
DECIMAL		SCALE	DRAWN BY
±		1/8" = 1'0"	Guy
FRACTIONAL	TITLE	APPROVED BY	
±	DRAINAGE & Lot LAYOUT		
ANGULAR	DATE	DRAWING NUMBER	
±	9/27/94	lot 9, BIK 4	

Drainage & Lot Layout

Sumrall Corp.

Commercial and Investment Real Estate

October 4, 1994

Re/Max 4000, Inc.
Ms. Kathy Deppe
1401 North First Street
Grand Junction, Colorado 81501

Dear Kathy,


I am in receipt of the plans and specifications of builder, Guy Thomas for his proposed home on Lot 9, Block 2 (not 5), Ptarmigan Ridge North.

As the only member of the Architectural Control Committee, Ptarmigan Ridge North Home Owner's Association, I accept and approve his plan for this construction.

Thank you.

Well done.

Yours truly,


Robert L. Sumrall

5479 East Mineral Circle • Littleton, Colorado 80122 • (303) 773-2871 • Fax (303) 771-8442

P02

10-04-94 08:14 AM FROM SUMRALL CORP.