

DATE SUBMITTED 2/16/94

BUILDING PERMIT NO. 47643

FEE \$ 500

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

BLDG ADDRESS 1514 Pterniger Ct. S.W. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1417

SUBDIVISION Pterniger

SQ. FT. OF EXISTING BLDG(S) _____

FILING 2 BLK 3 LOT 2

TAX SCHEDULE NO. 2945-012-53-002 NO. OF FAMILY UNITS 1

OWNER Peck Construction

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 1076 Lake Peck Rd 6Jct.

DESCRIPTION OF WORK AND INTENDED USE:
Single Family

TELEPHONE 243-5560

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

ZONE RSF-4

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front ~~25'~~ 25' from property line or 45' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 7' from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 30' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

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 Kirsten L. Adkins

Applicant Signature [Signature]

Date Approved 2/16/94

Date 2/16/94

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

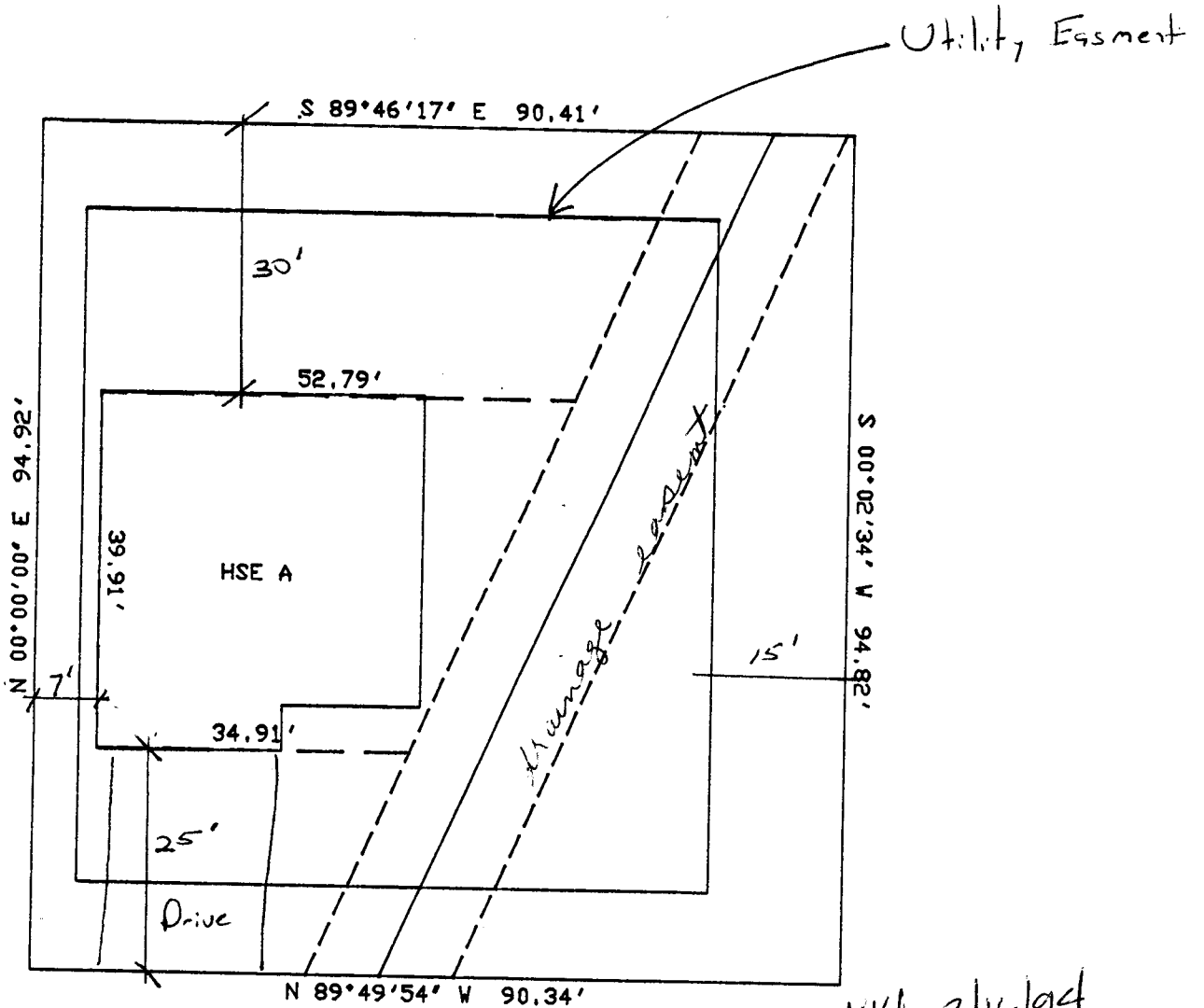
(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

1514 Pfarmiger Ct. South

1" = 20'



KKA 2/16/94

PEAK CONSTRUCTION SPECIALISTS
203-6560
107 Glade Park Road
Grand Junction, CO 81503