

DATE SUBMITTED 1-17-94

✓ BUILDING PERMIT NO. 47581

FEE \$ 5.00

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

BLDG ADDRESS 1610 PTARMIGAN RIDGE COURT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2770 SF  
 SUBDIVISION PTARMIGAN RIDGE SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 FILING 5 BLK 2 LOT 1 NO. OF FAMILY UNITS ONE  
 TAX SCHEDULE NO. \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE  
 OWNER THOMAS L. SWENSON DESCRIPTION OF WORK AND INTENDED USE:  
 ADDRESS 1610 PTARMIGAN RIDGE COURT SINGLE FAMILY RESIDENCE  
 TELEPHONE 242-1115

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

ZONE PR-4 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
 SETBACKS: Front 17' from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' & 10' from property line GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Rear \_\_\_\_\_ from property line CENSUS TRACT 10 TRAFFIC ZONE 21  
 Maximum Height 32' PARKING REQ'MT \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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 *Marcia Pety* Applicant Signature *Thomas L Swenson*  
 Date Approved 1-17-94 Date 1-17-94

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

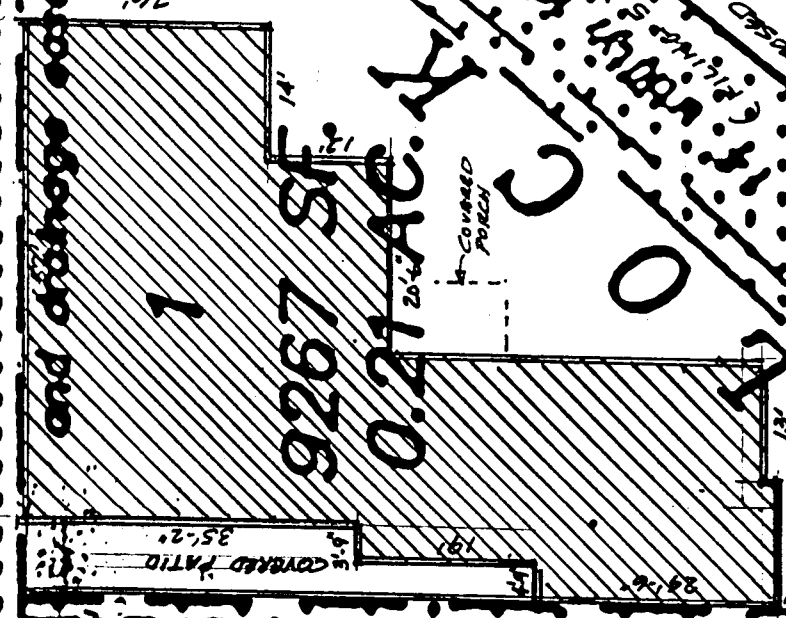
(White: Planning) (Yellow: Customer) (Pink: Building Department)



1" = 20'

LIVING AREA: 2143 SF  
GARAGE AREA: 630 SF  
GROSS AREA: 2773 SF

CROSS HATCH INDICATES  
OUTLINE OF EXTERIOR  
WALLS.



9267 SF  
0.21 AC.

10' utility strip

and drainage easement

PROPOSED SWALEWAY RESERVAIR  
PTARMIGAN RIDGE CURVE

MP 177-94

PROPERTY CASEMENTS  
PROPERTY LINES

104  
0.2

10' utility strip

1