

DATE SUBMITTED 3-16-94

BUILDING PERMIT NO. 47979

FEE \$ 5.00

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

BLDG ADDRESS 1621 Ptarmigan Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1950
 SUBDIVISION Ptarmigan SQ. FT. OF EXISTING BLDG(S) 0
 FILING 5 BLK 1 LOT 3 NO. OF FAMILY UNITS one
 TAX SCHEDULE NO. 2945-012-59003 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 OWNER Mark Beebe DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 1520 Ptarmigan Ct. N. one story residential
 TELEPHONE 242-7198

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

ZONE RE-4 DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front 20' from property line or 20' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side 5' from property line CENSUS TRACT 10 TRAFFIC ZONE 21
 Rear 25' from property line PARKING REQ'MT _____
 Maximum Height 32' SPECIAL CONDITIONS: _____
 Maximum coverage of lot by structures _____ place in Bldg. envelope
file #6-93

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 Potts Applicant Signature Mark H. Beebe
 Date Approved 3-16-94 Date 3-16-94

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

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

MARK H BEBEE
242-7198

PTARMIGAM RIDGE CT. 1621
LOT 3 BLK 1 FILING 5
2945-012-59003

SCALE 1 : 220

ACCEPTED *MP 3-16-94*
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.

