

DATE SUBMITTED 2/16/94

BUILDING PERMIT NO. 47721

FEE \$ 5.00

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

BLDG ADDRESS 1514 PTARMIGAN Ridge Ct.  
SUBDIVISION PTARMIGAN  
FILING 3 BLK 2 LOT 2  
TAX SCHEDULE NO. 2945-012-45-002  
OWNER DAVE & PAT Higginson  
ADDRESS 486 Royal Ann  
TELEPHONE 434-1450

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100 sq ft  
SQ. FT. OF EXISTING BLDG(S) 0  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
DESCRIPTION OF WORK AND INTENDED USE:  
New House

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

ZONE RSF-4  
SETBACKS: Front ~~20'~~ 20' from property line or 45' from center of ROW, whichever is greater  
Side ~~10'~~ 7' from property line  
Rear ~~10'~~ 30' from property line  
Maximum Height 32'  
Maximum coverage of lot by structures 45.2%

DESIGNATED FLOODPLAIN: YES  NO   
GEOLOGIC HAZARD: YES  NO   
CENSUS TRACT 10 TRAFFIC ZONE 21  
PARKING REQ'MT \_\_\_\_\_  
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).

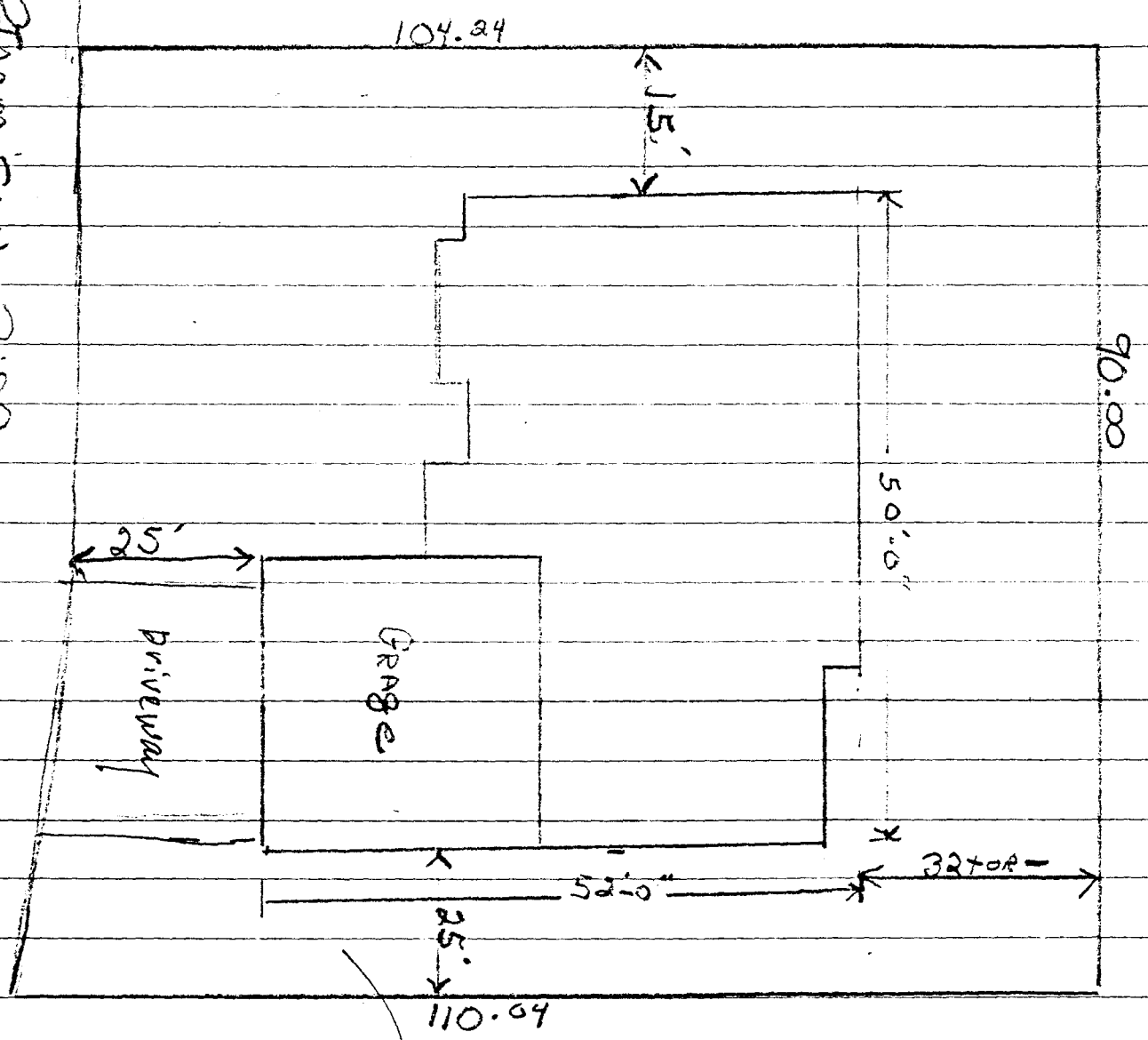
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Angelise Barrett Applicant Signature Norman McCallum  
Date Approved 2/17/94 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)

FARM ISLAND RIDGE COURT



RV stored behind gate & fence

ACCEPTED  
 A. Barrett

North