

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. 2945-012060-001 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

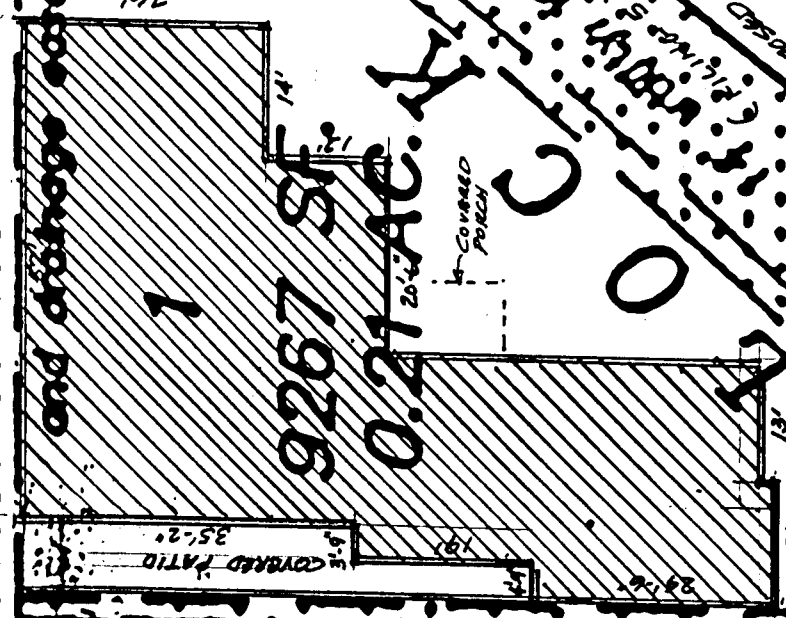
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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

10' Utility Irrigation

and drainage easement

22' 22' 22'



9267 SF
0.21 AC



1" = 20'

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

GROSS HATCH INCLUDES
 OUTLINE OF EXTERIOR
 WALLS.

MP 177-94

PROPERTY EASEMENTS
PROPERTY LINES

104
0.2

PTARMIGAN RIDGE CURT

PROPOSED STAIRWAY REAR PORCH
PTARMIGAN RIDGE CURT

PROPOSED STAIRWAY REAR PORCH (PLANS 5, 6, 7)
PTARMIGAN RIDGE CURT

PROPERTY EASEMENTS
PROPERTY LINES