

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51558

TCP - #93⁰⁰

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

3022-7760-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1810 CORTLAND CT TAX SCHEDULE NO. 2945-012-64-001

SUBDIVISION PTARMIGAN RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1831

FILING 6 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) -0

(1) OWNER JENSEN NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1601 ROOD AVE

(1) TELEPHONE 243-9217 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DALE JENSEN USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 1601 ROOD DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 243-9217 HOME S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date _____

Department Approval [Signature] Date 3-22-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8190 - S/F

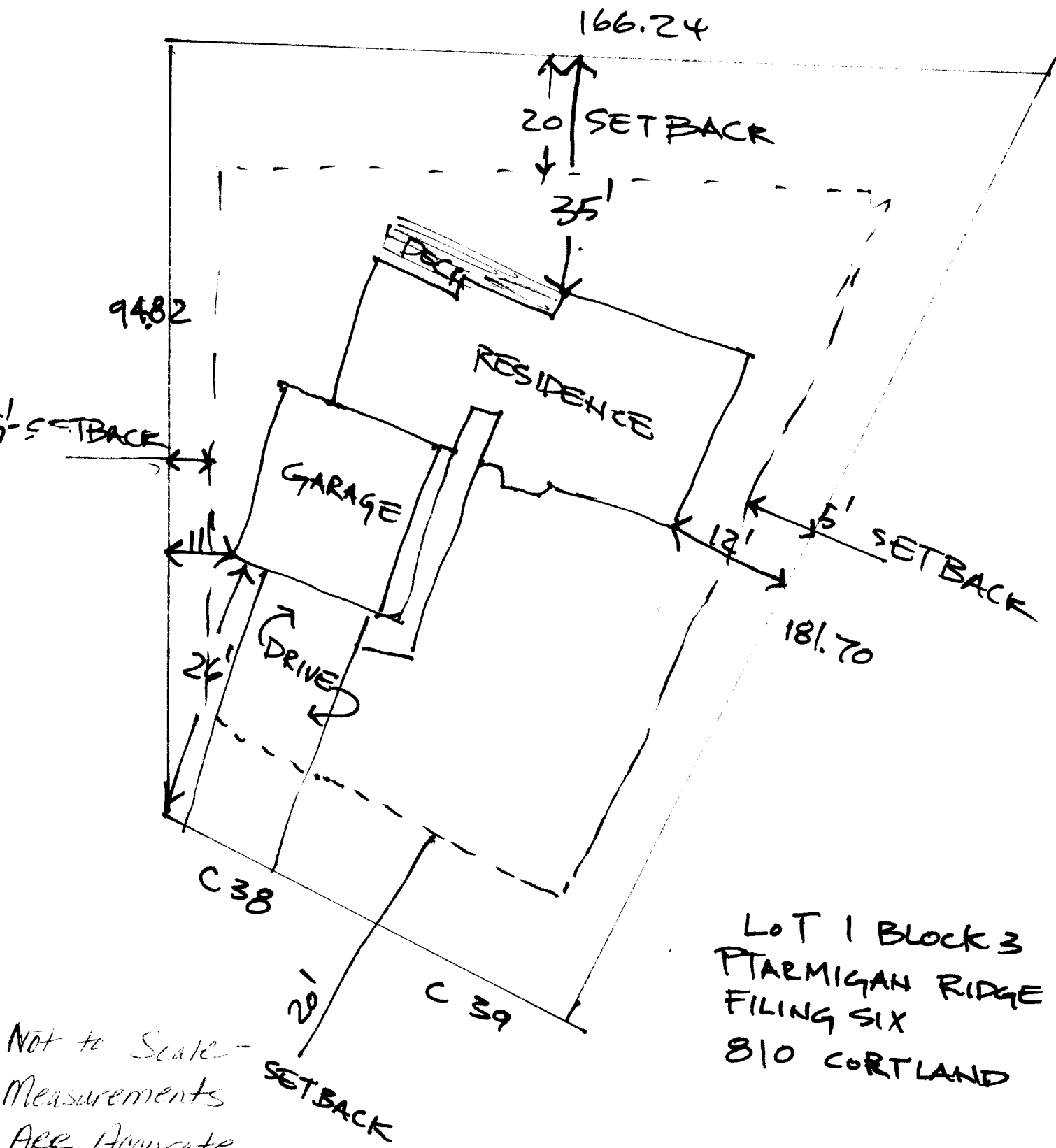
Utility Accounting [Signature] Date 3-22-95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DALE JENSEN
JENSEN BLDERS
243-9217

ACCEPTED MR 3-22-95
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.



LOT 1 BLOCK 3
PTARMIGAN RIDGE
FILING SIX
810 CORTLAND

Not to Scale -
Measurements
Are Accurate