

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO.	52967
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1660 Ptarmigan Ridge Cir TAX SCHEDULE NO. 2945-012-00-033

SUBDIVISION Ptarm. Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1924'

FILING — BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) —

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

(1) ADDRESS 723 35 8/10 Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 464-0504 USE OF EXISTING BLDGS —

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: NEW HOME

(2) ADDRESS Same

(2) TELEPHONE —

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 —

CENS.T. 10 T.ZONE 31 ANN# —

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 Guy Thomas Date 7/21/95

Department Approval Donnie Edwards Date 7/21/95

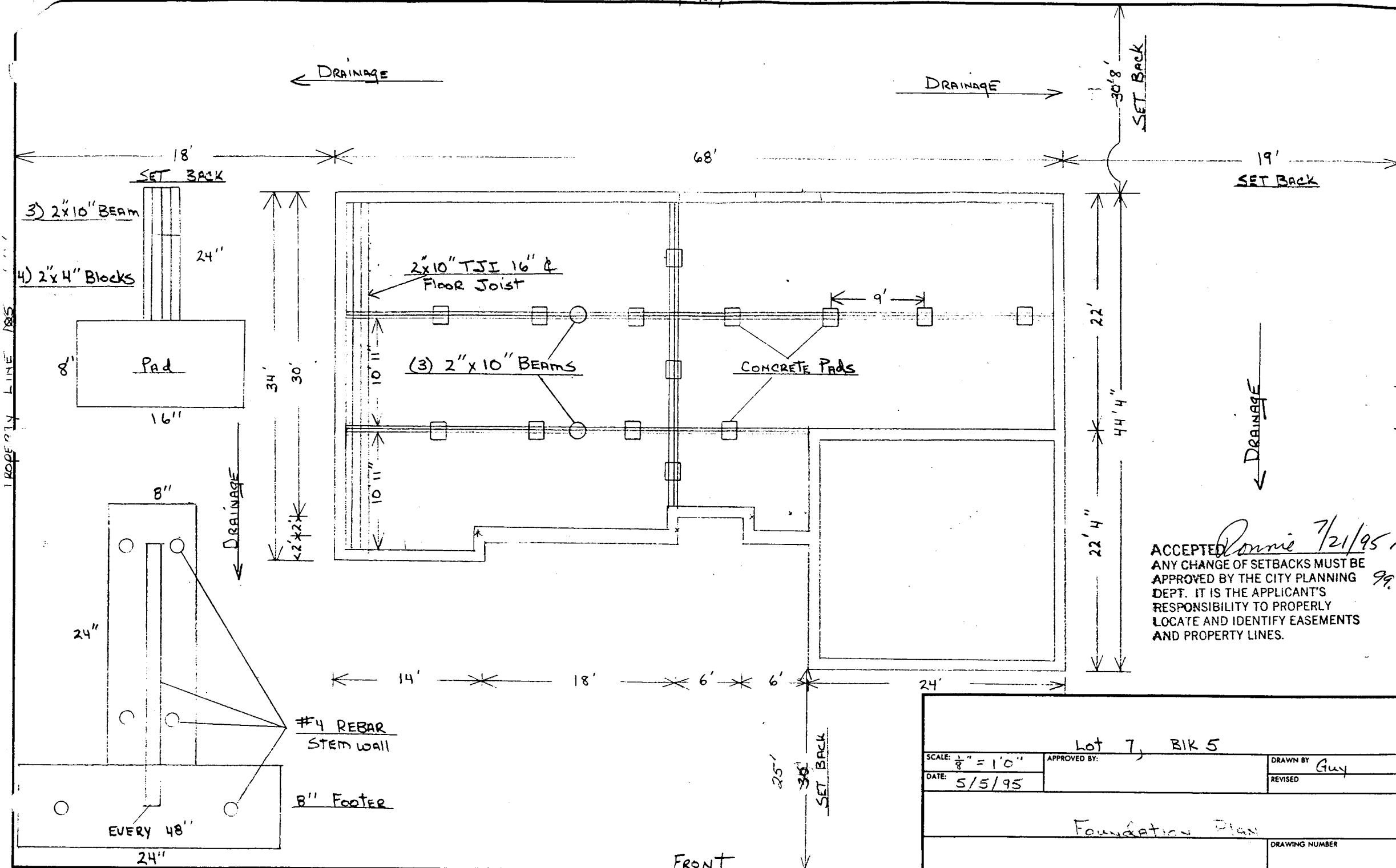
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. # 8485

Utility Accounting Charles Date 7-21-95

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

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

Property Line 105'



ACCEPTED *Ronnie 7/21/95*  
 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. 99.9

SCALE: $\frac{1}{8}'' = 1'0''$		APPROVED BY:		DRAWN BY <i>Guy</i>	
DATE: 5/5/95				REVISED	
Lot 7, BIK 5					
Foundation Plan					
				DRAWING NUMBER	

FRONT  
Property Line 105'