

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 52199
-----------------------

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3. 2-9340-01-0

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1705 PTARMIGAN Ridge Circle TAX SCHEDULE NO. 2945-012-70-003

SUBDIVISION PTARMIGAN Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Linda & Richard Berkley NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1705 PTARMIGAN Ridge Circle

(1) TELEPHONE 242-2624 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Richard Berkley USE OF EXISTING BLDGS residence

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE SAME storage shed

**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 Maximum coverage of lot by structures \_\_\_\_\_

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

Side 5 from PL Rear 15 from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENS.T. 10 T.ZONE 21 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 [Signature] Date 5-11-95

Department Approval [Signature] Date 5-11-95

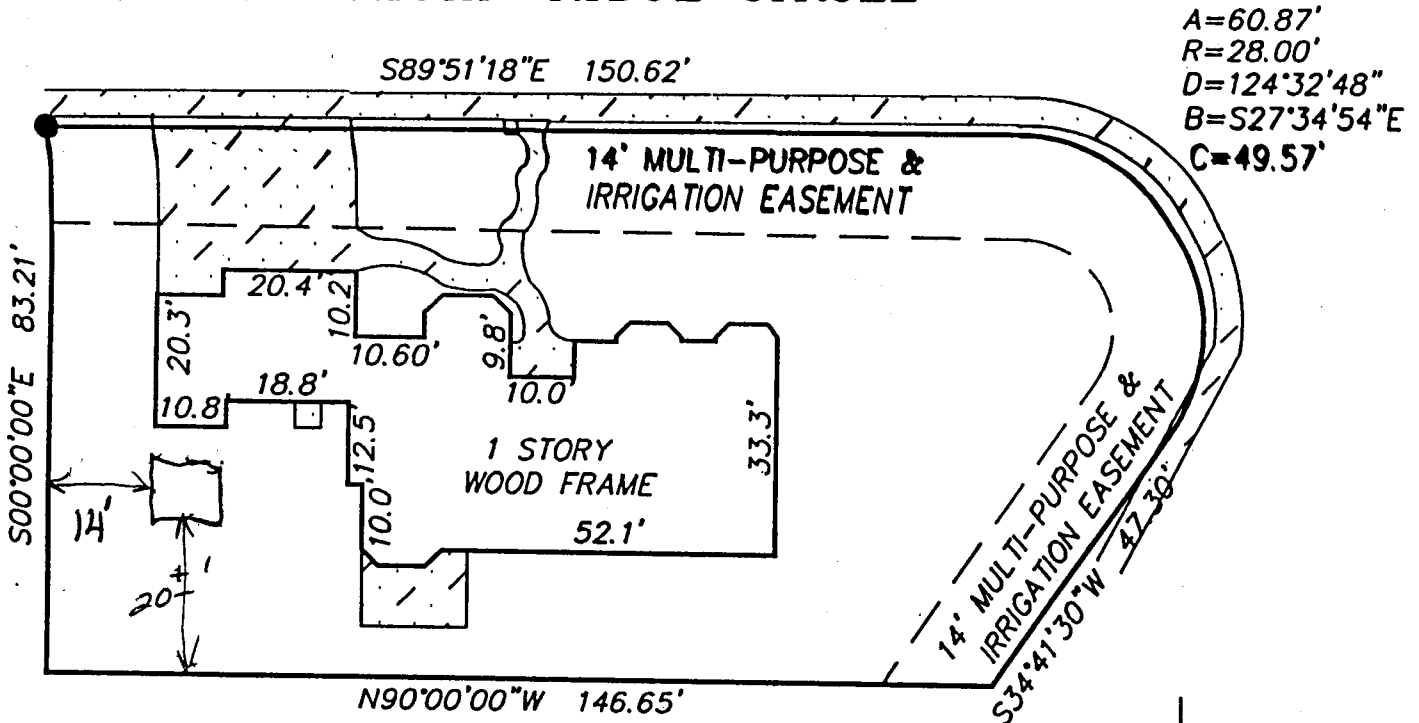
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 5/11/95

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)

# PTARMIGAN RIDGE CIRCLE

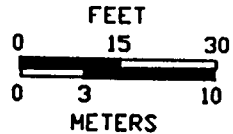


DESCRIPTION: LOT 3, BLOCK 3, PTARMIGAN RIDGE NORTH MESA COUNTY, COLORADO.

ADDRESS: 1705 PTARMIGAN RIDGE CIRCLE

TAX SCHEDULE: 2945-012-70-003

ACCEPTED *Connie Edwards*  
 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. 5/11/95



● FOUND SURVEY MONUMENTS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on is date, 4/18/95, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

