

FEE \$ 10⁰⁰

BLDG PERMIT NO. 50963

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

*No TCP
M9*

THIS SECTION TO BE COMPLETED BY APPLICANT *new tax #'s still coming from Assessor's.*

BLDG ADDRESS 1730 PTARMIGAN RIDGE CIRCLE SCHEDULE NO. 2995-012-00-033

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

FILING BLK 2 LOT 14 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER WAYNE & JANET ENGER NO. OF DWELLING UNITS BEFORE: AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1730 PTARMIGAN RIDGE CIRCLE NO. OF BLDGS ON PARCEL BEFORE: AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-7141 USE OF EXISTING BLDGS

(2) APPLICANT RAY DAVIS DESCRIPTION OF WORK AND INTENDED USE:

(2) ADDRESS 3505 Nth 12 D-13 TELEPHONE 260 1964 NEW HOME

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 ACC approval

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 Ray Davis Date 1-23-95

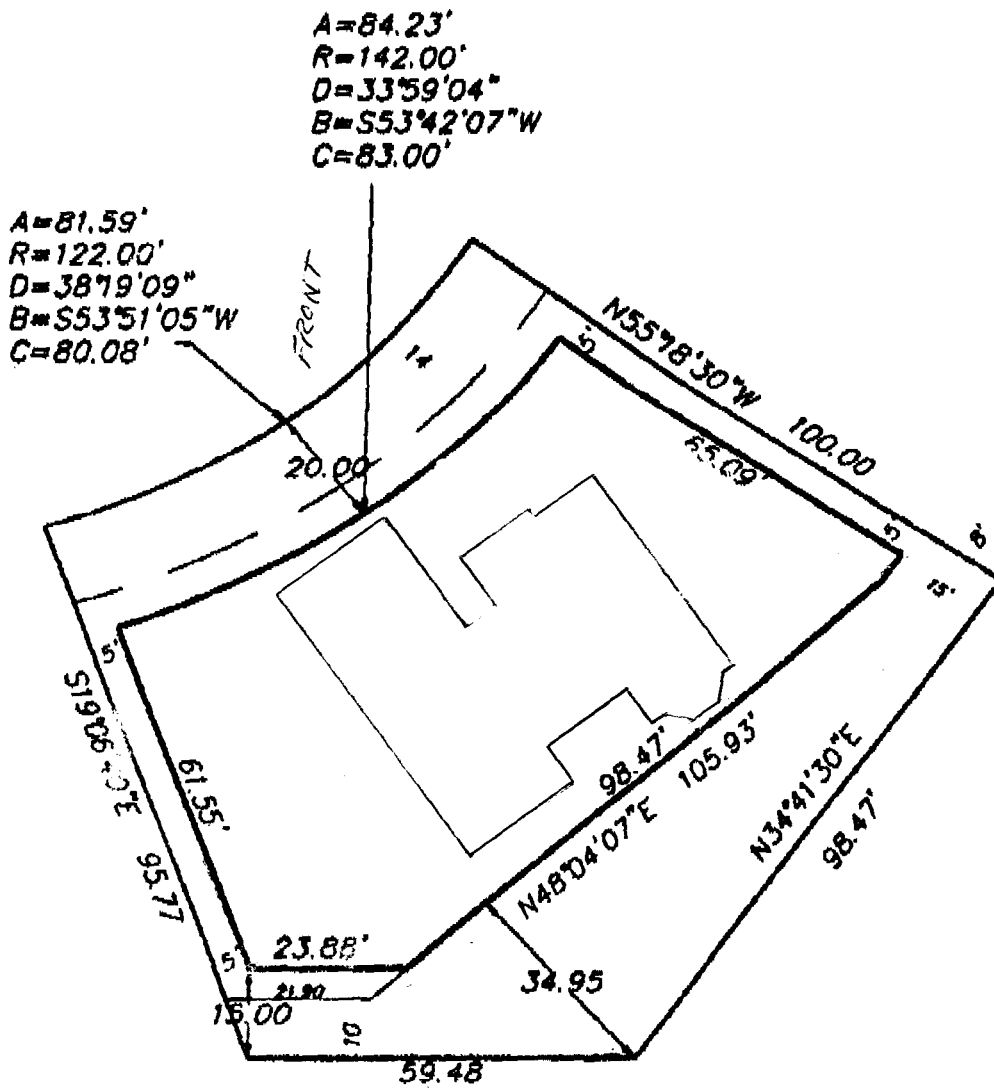
Department Approval Ronnie Edwards Date 1-23-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8029

Utility Accounting Richardson Date 1-23-95

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)




ACCEPTED *RS Edwards* 4/23/95
 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.



if owner decides to rotate, will still stay inside envelope, will also bring in new site plan. RSE 1-23-95

**BUILDING ENVELOPE - LOT 14, BLOCK 2
 PTARMIGAN RIDGE NORTH**

FOR: BOB SUMRALL	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: N/A
SCALE: 0 15 30 0 3 10 FEET METERS 1" = 30'		DRAWN BY: VAP
DATE: 5/23/94		ACAD ID: PRN142
		SHEET NO. 1 OF 1
		FILE: 93224.1