

FEE \$ 10.00

BLDG PERMIT NO. 51017

No TCP

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1610 P'tarmigan Ridge Circle SCHEDULE NO. 2945-012-69-002
SUBDIVISION P'tarmigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1925
FILING BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE
(1) OWNER LEROY JENSEN NO. OF DWELLING UNITS
BEFORE: NONE AFTER: ONE THIS CONSTRUCTION
(1) ADDRESS 2313 I Rd NO. OF BLDGS ON PARCEL
BEFORE: NONE AFTER: ONE THIS CONSTRUCTION
(2) APPLICANT OWNER USE OF EXISTING BLDGS
(2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE Single family residence

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) or Parking Req'mt 2
from center of ROW, whichever is greater
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 Leroy Jensen Date 1-5-94
Department Approval Maria Rubideaux Date 1-25-95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8082 S/F
Utility Accounting Mollie Fowler Date 1-25-95

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)

137.68

15'



PPoP
HOUSE
1610 PTARMIGAN RIDGE CIR

9137 SF.

2

92.47

5' MIN

M. 2116.60N

N49°32'22"E

135.84

5' MIN

5' MIN

11'6"

CONC'D
DRIVE

C32

ACCEPTED MP 1-25-95
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.

14'
UTIL
EASEM

1610
PTARMIGAN
RIDGE CIRCLE

C31

C19