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TCP \$	—

BLDG PERMIT NO. 54771
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*APC*

3022-9090-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>3710 Christensen Ct.</u>	TAX SCHEDULE NO. <u>2945 - 012 - 68007</u>
SUBDIVISION <u>Ptarmigan Ridge North</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1850</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Centennial Const.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>1520 Ptarmigan Ct. N.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-7198</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Mark H Beebe</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>new Single family residential</u>
(2) ADDRESS <u>same</u>	
(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 <u>PR-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>ACCO Required</u>
Maximum Height _____	CENS.T. <u>10</u> T.ZONE <u>21</u> 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 <u>Mark H Beebe</u>	Date <u>Jan 11, 1996</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>1-12-96</u>

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8869-S/F

Utility Accounting Millie Fowler Date 1-16-96

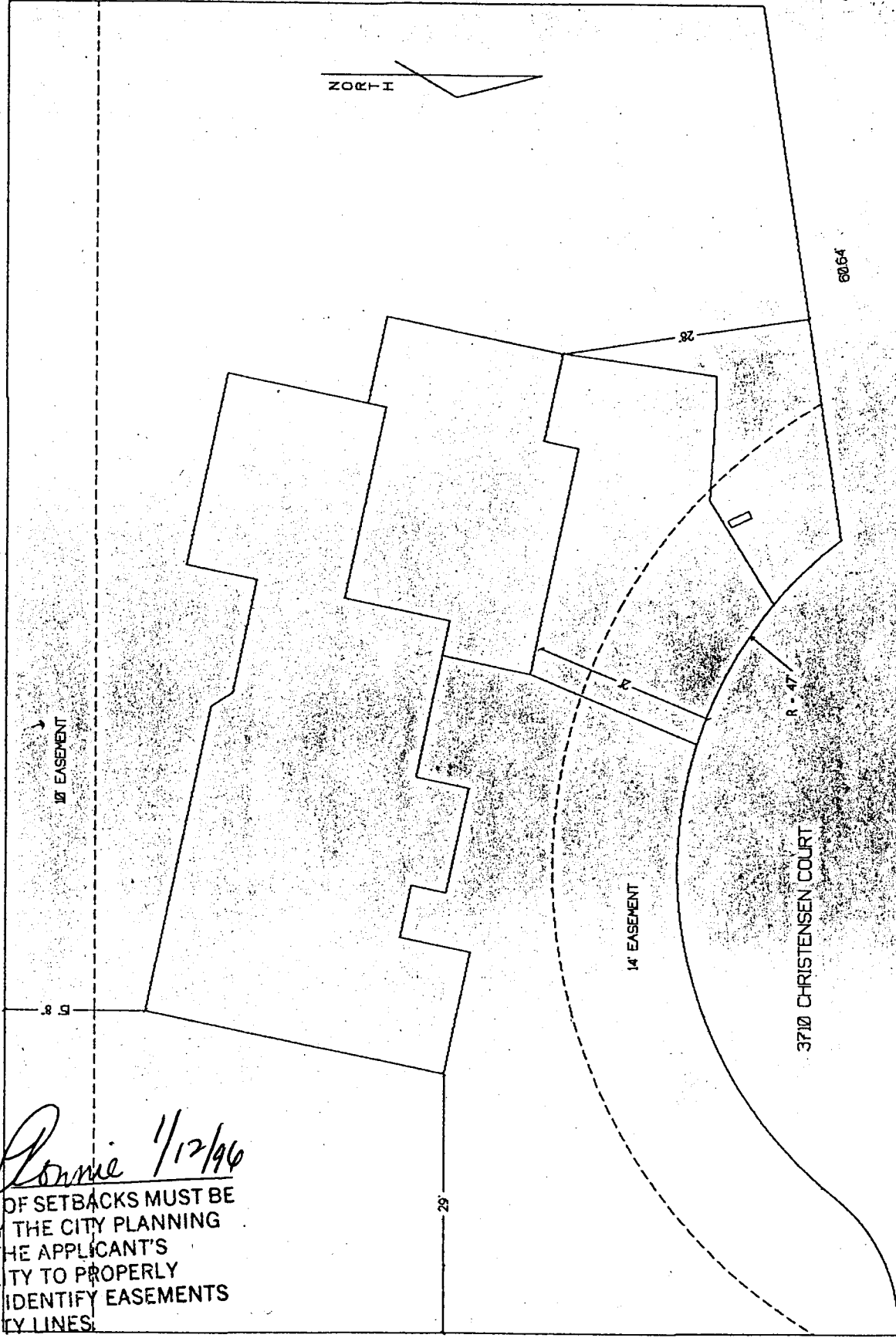
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Centennial Const.  
242-7198

NSM  
8424

ZONE I



ACCEPTED *Ronnie 1/12/96*  
 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.

DRIVEWAY LOCATION OK  
 NO PERMIT REQUIRED. *J. Kala*  
 1-12-96