

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 56088

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

✓  
TCP

3022-7295

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4090 PTARMIGAN PIAZZA TAX SCHEDULE NO. 2945-011-46-004  
SUBDIVISION PTARMIGAN ESTATES SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER JOHN & SHARI HOLLENBAUGH NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS \_\_\_\_\_  
(1) TELEPHONE 523-7403 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT JOE GAMBILL USE OF EXISTING BLDGS NONE  
(2) ADDRESS 2918 MONUMENT RD. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE 243-5337 NEW CONSTRUCTION - SINGLE FAMILY RES.

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 40' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 15' from PL Rear 40' from PL Special Conditions \_\_\_\_\_  
Bldg. Env. 32  
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 no use of the building(s).

Applicant Signature Joe H. Gambill Date 5-3-96  
Department Approval Marcia Babideaux Date 5-6-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9186-S/F  
Utility Accounting Melvin Fowler Date 5-6-96

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)

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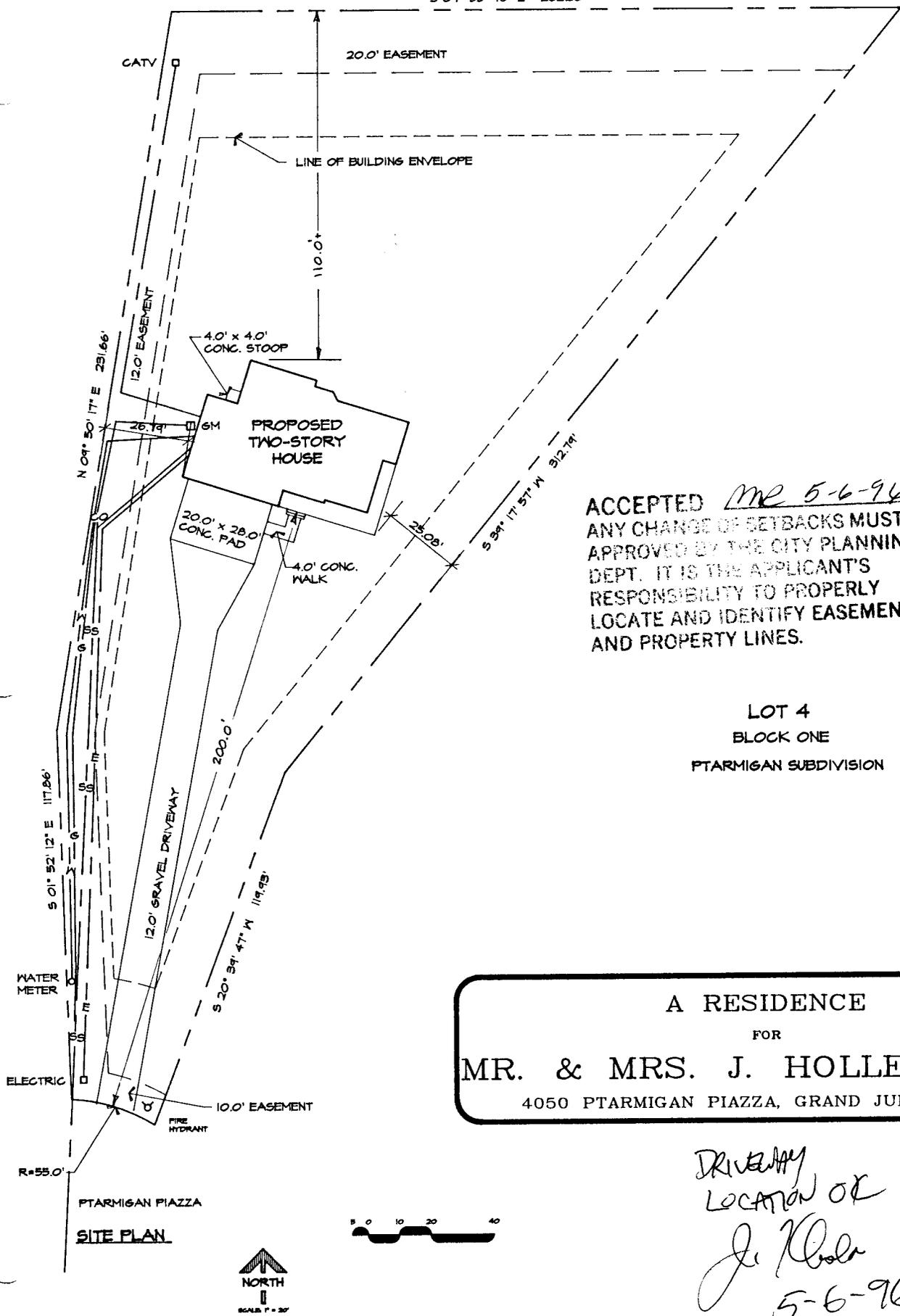
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(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

S 84° 55' 46" E 232.55'



ACCEPTED *MR 5-6-96*  
 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.

LOT 4  
 BLOCK ONE  
 PTARMIGAN SUBDIVISION

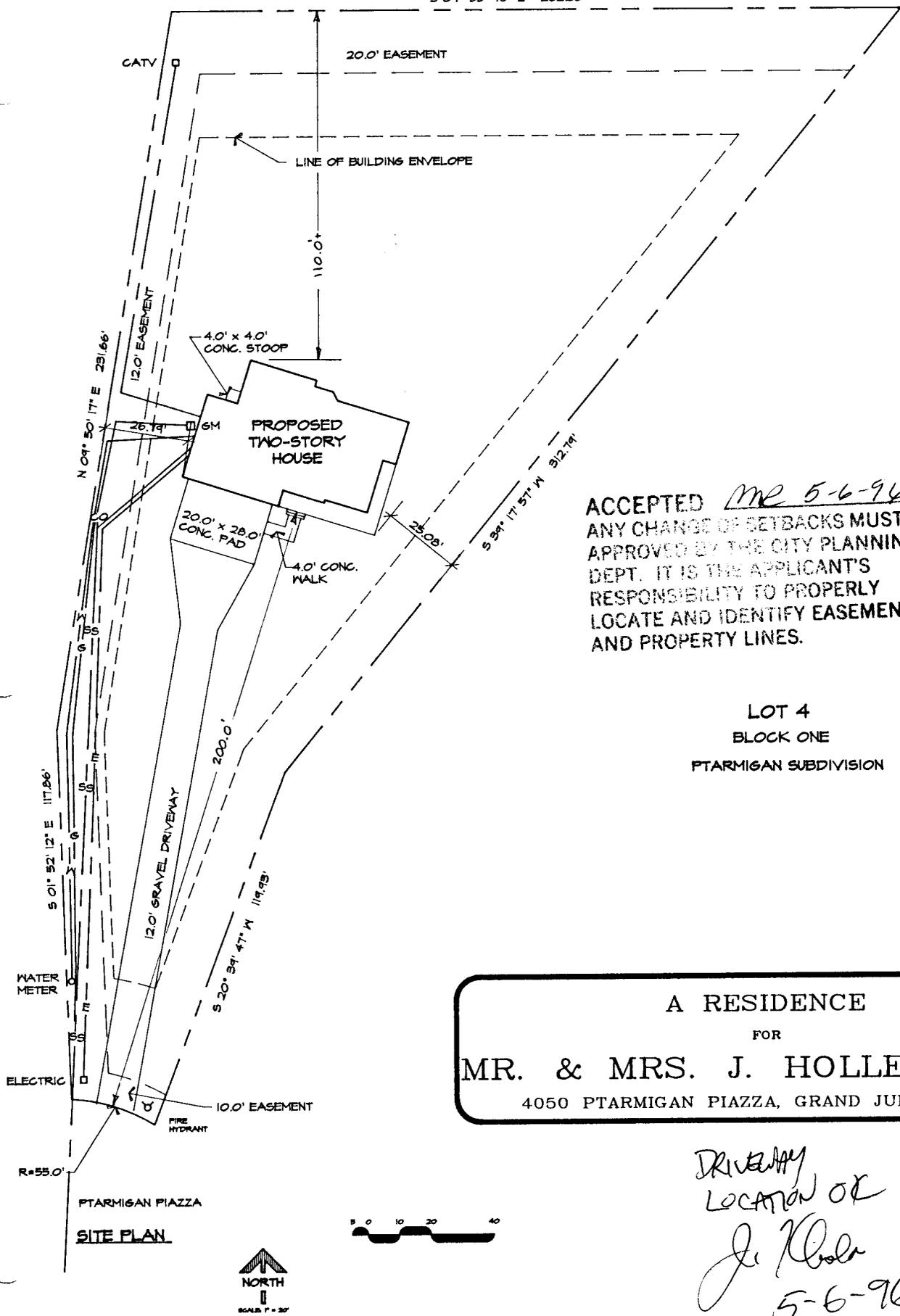
A RESIDENCE  
 FOR  
**MR. & MRS. J. HOLLENBAUGH**  
 4050 PTARMIGAN PIAZZA, GRAND JUNCTION, CO

*DRIVEWAY LOCATION OK*  
*J. K. Kola*  
*5-6-96*

SITE PLAN



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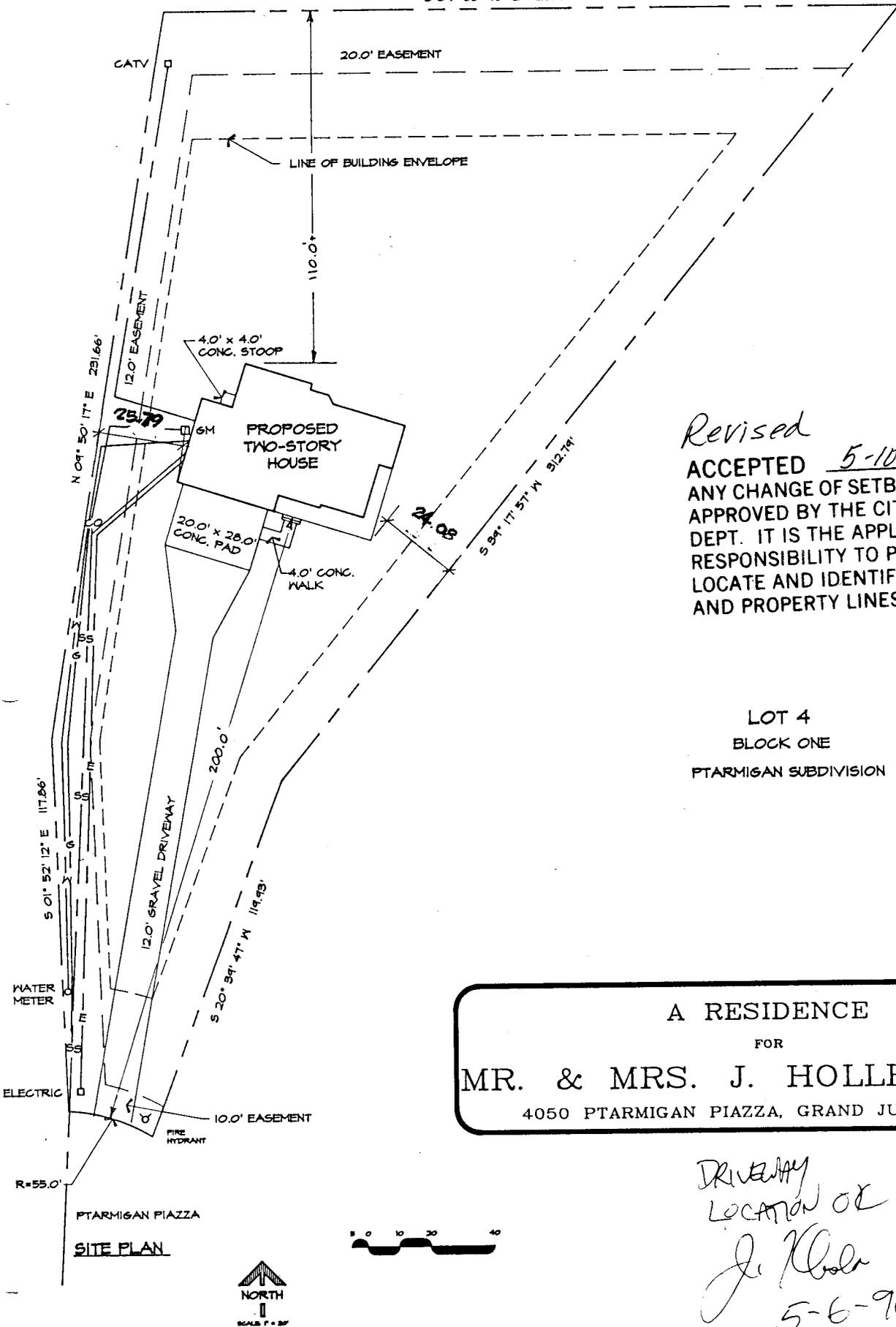
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**SITE PLAN**



S 89° 55' 46" E 252.55'



*Revised*  
**ACCEPTED** 5-10-96 *MMR*  
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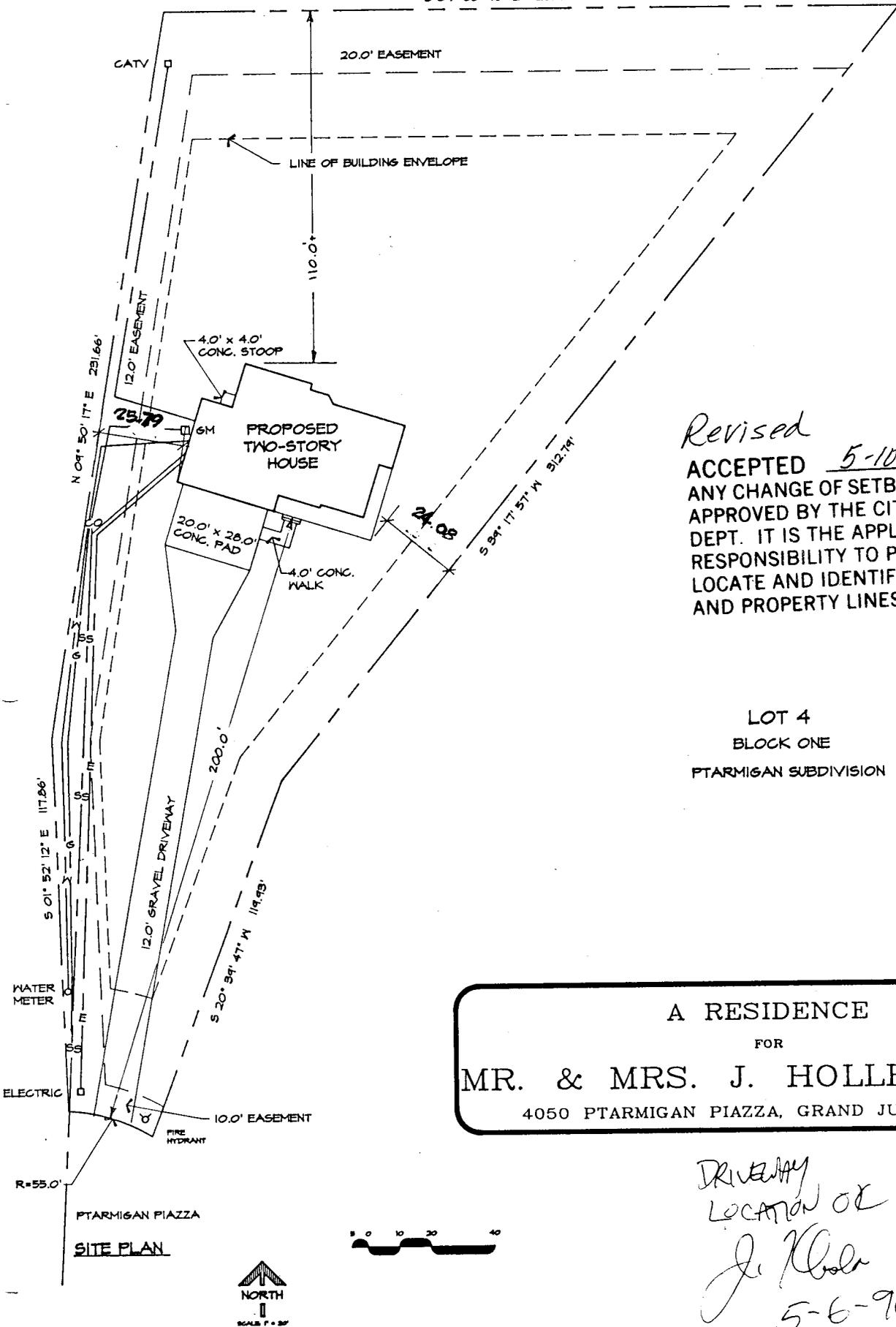
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