

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56354

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



3022-9310-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1600 Ptarmigan Ridge Circle TAX SCHEDULE NO. 2945-012-71-001

SUBDIVISION Ptarmigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500

FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Glenat Meryl Harper NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2623 G Rd

(1) TELEPHONE 245-7445 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: — THIS CONSTRUCTION

(2) APPLICANT Steve Vaytilla USE OF EXISTING BLDGS N/A

(2) ADDRESS 1204 N. 7th DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE 241-7653 New Const.

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) Parking Req'mt —
 or — from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions —

Maximum Height — or → Building Envelopes

CENSUS TRACT — TRAFFIC ZONE —

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 6-5-96

Department Approval [Signature] Date 6-5-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9257 S/F

Utility Accounting [Signature] Date 6/5/96

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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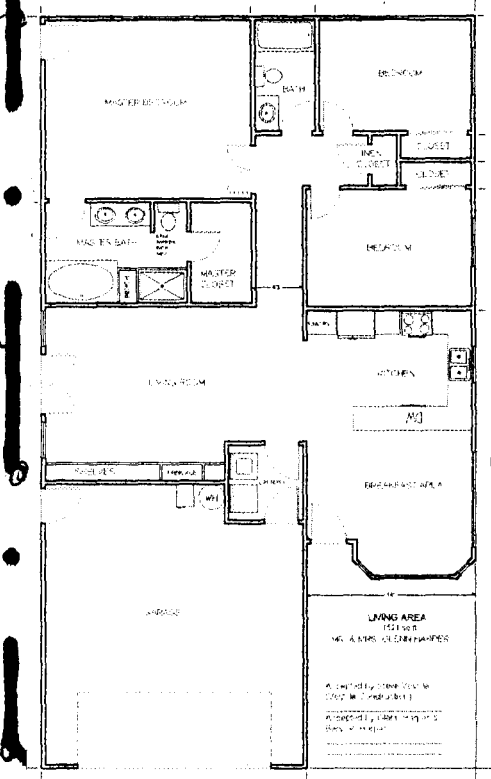
950-0377

9137 SF.

1600 Farmington Ridge Circle

FARMINGTON RIDGE

COURT



Driveway Location
 OK J. Kliska
 6-5-96

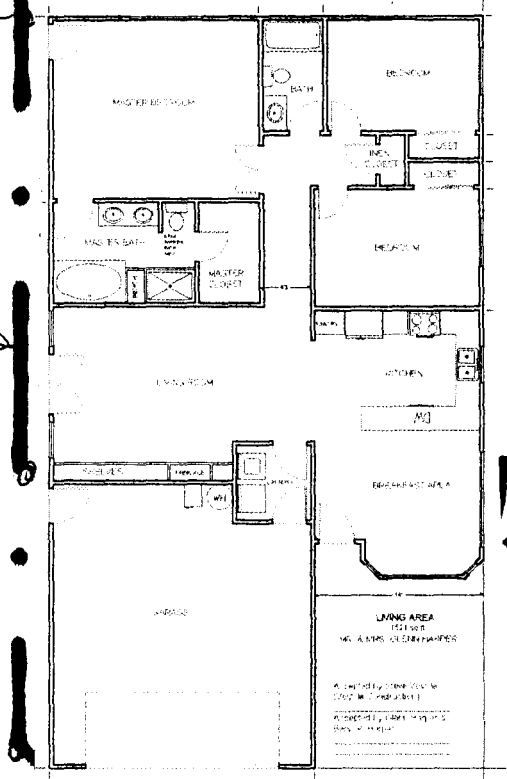
1/8" = 1'

950-0377

9137 SF.

1600 Farmington Ridge Circle

FARMINGTON RIDGE



20' 20'

20'

N

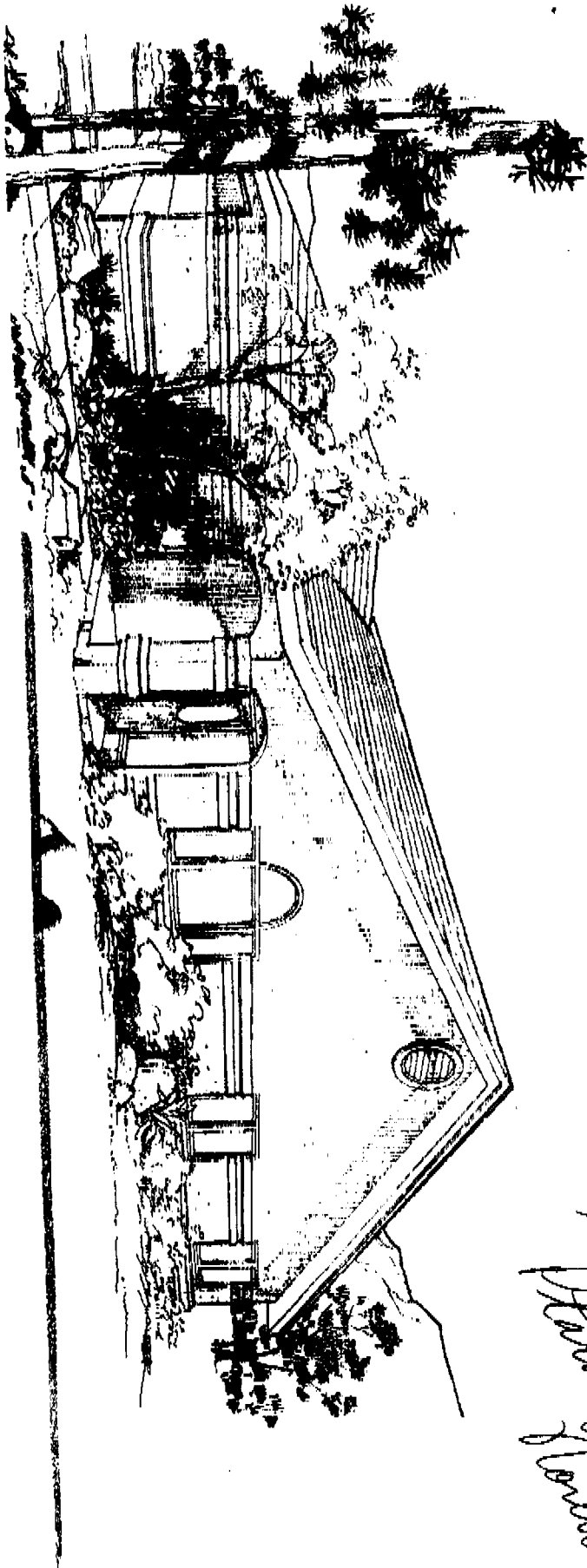
20'

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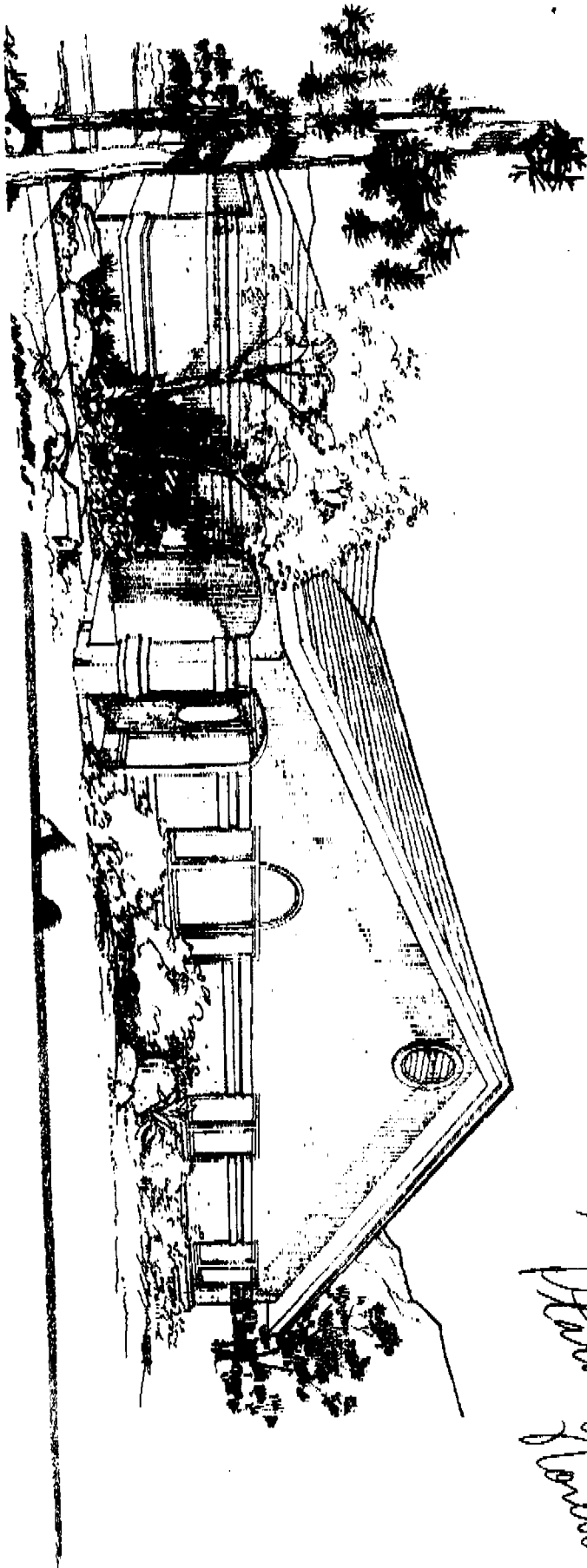
Mr. Steve Vogelbein
Set 1, Block 2,



1600 Farmington Ridge Circle

Looks good!
Approved 6/15/96
A.P. Best of Farmington Ridge
A.P. E. Farmington Ridge

Mr. Steve Vogelbein
Set 1, Block 2,



1600 Farmington Ridge Circle

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