

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO.	NA
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(may not be req'd due to ht. of deck)

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3022-9300-02-9

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1610 Ptarmigan Ridge Circle TAX SCHEDULE NO. 2945 012 71002

SUBDIVISION Ptarmigan Ridge Cir. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120 sq'

FILING \_\_\_\_\_ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1900 sq'

(1) OWNER Charles L. Gillett NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1610 Ptarmigan Ridge Cir NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 257-9394 USE OF EXISTING BLDGS Residence

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: lattice over head

(2) ADDRESS \_\_\_\_\_ (deck)

(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 RR-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 Special Conditions \_\_\_\_\_

Side 5' from PL Rear 15' from PL

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 Charles L. Gillett Date 6/7/96

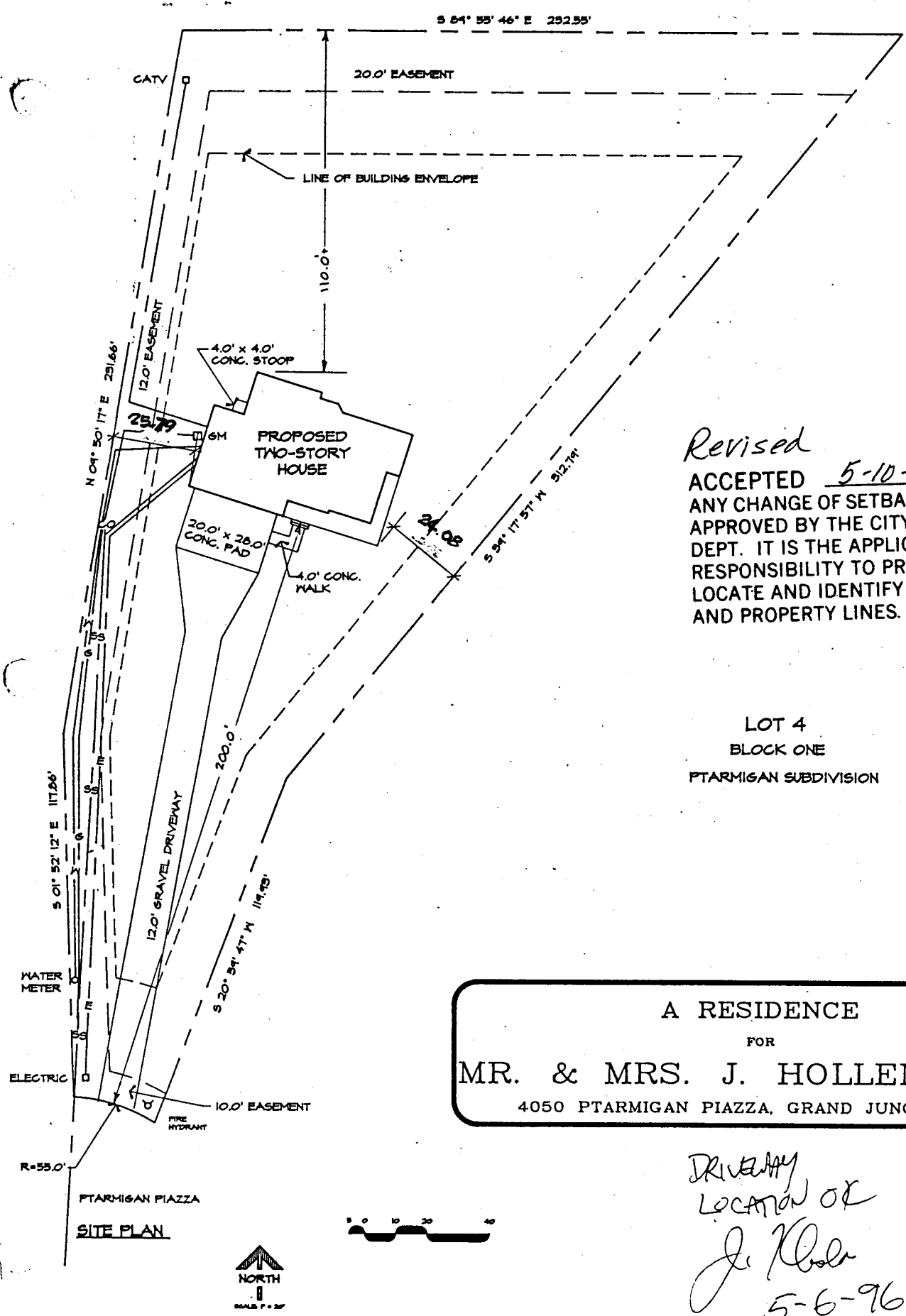
Department Approval Ronnie Edwards Date 6/7/96

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

Utility Accounting Allen Edwards Date 6-7-96

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)



Revised  
 ACCEPTED 5-10-96 MR  
 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.

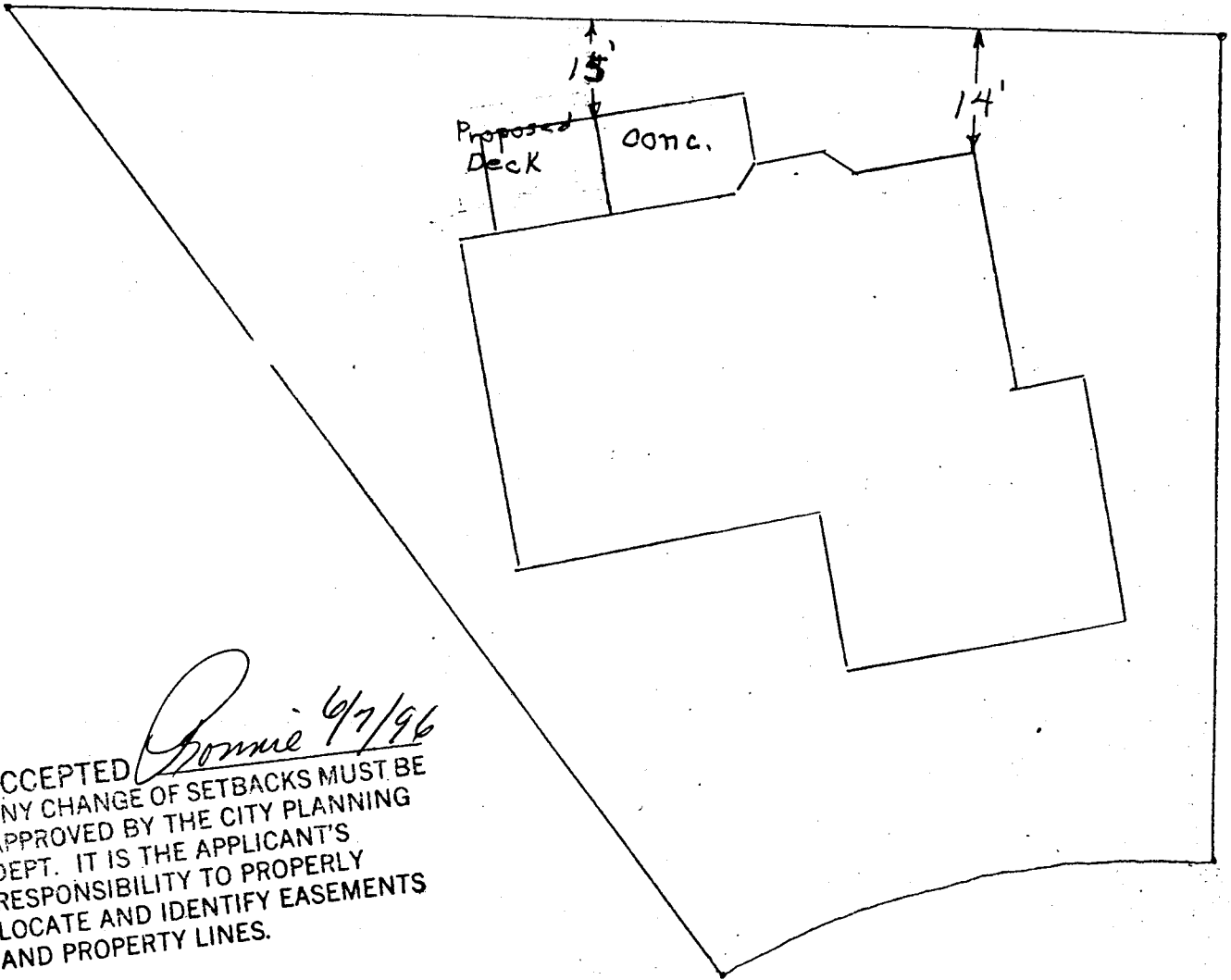
LOT 4  
 BLOCK ONE  
 PTARMIGAN SUBDIVISION

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

*DRIVEWAY  
 LOCATION OF  
 J. K. Kolar  
 5-6-96*

SITE PLAN





ACCEPTED *Ronnie 6/7/96*  
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APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
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LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

1610 Ptarmigan Ridge Circle  
Lot 2 Block 2  
Ptarmigan Ridge North  
Mesa Co.