

FEE \$	\$1000
TCP \$	0

BLDG PERMIT NO. 55510

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



3022-9320-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1615 Ptarmigan Ridge Circle TAX SCHEDULE NO. 2945-012-70-001

SUBDIVISION Ptarmigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1810

FILING Ptarm. Rds NORTH BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER P.J. Berry Company, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 960 Belford Ave. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 242-5544 USE OF EXISTING BLDGS N/A

(2) APPLICANT (Same) DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS " TELEPHONE " Home Construction - S/F

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 45' from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions ALCO approval
required

Maximum Height _____ CENS.T. _____ T.ZONE _____ 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 [Signature] Date 3-20-96

Department Approval [Signature: Bonnie Edwards] Date 3-21-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9045-S/F

Utility Accounting [Signature: Millie Fowler] Date 3-21-96

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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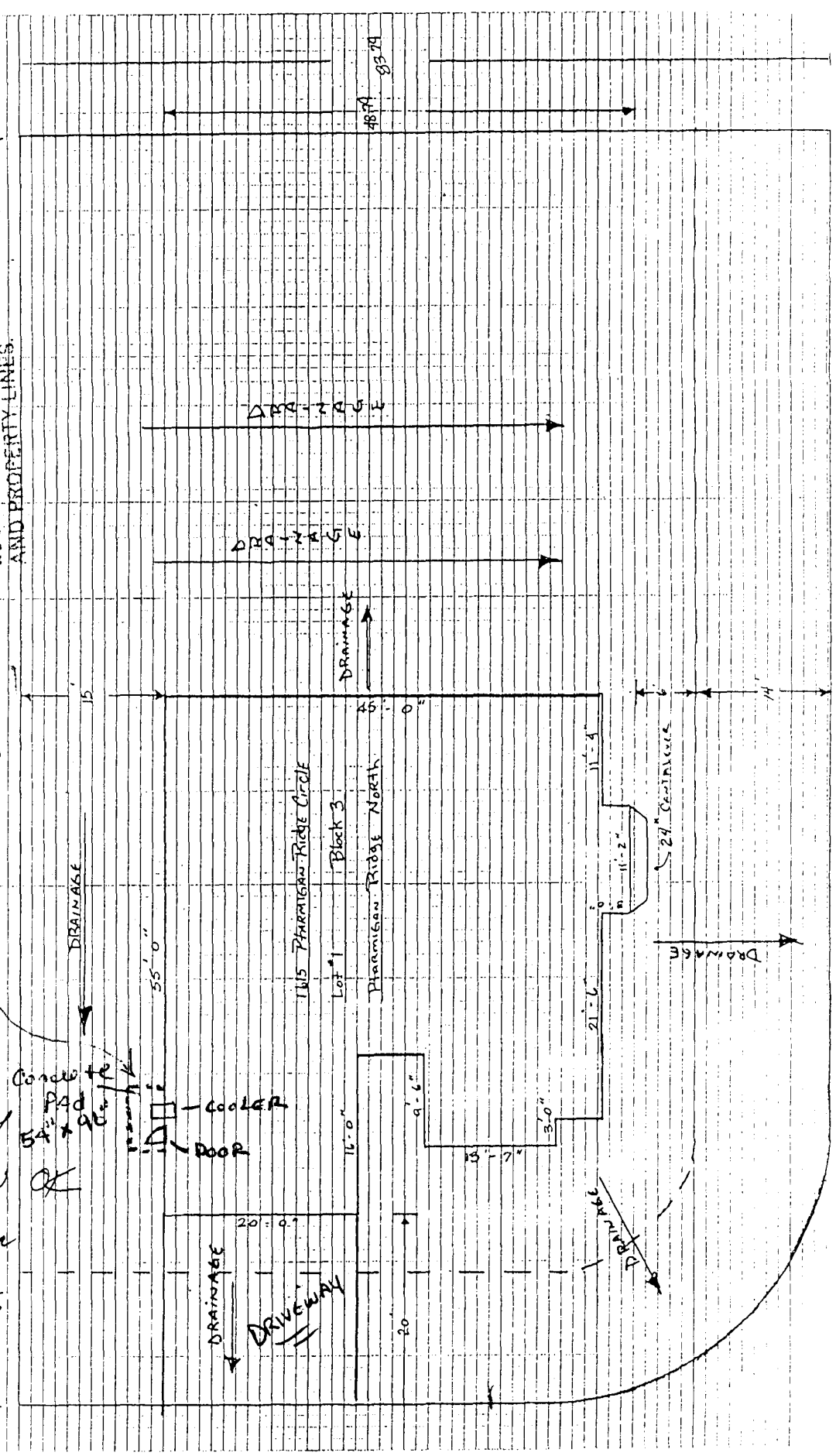
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Revised Permit 5/21/96
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY LOCATION OF J. K. Onda 3-21-96

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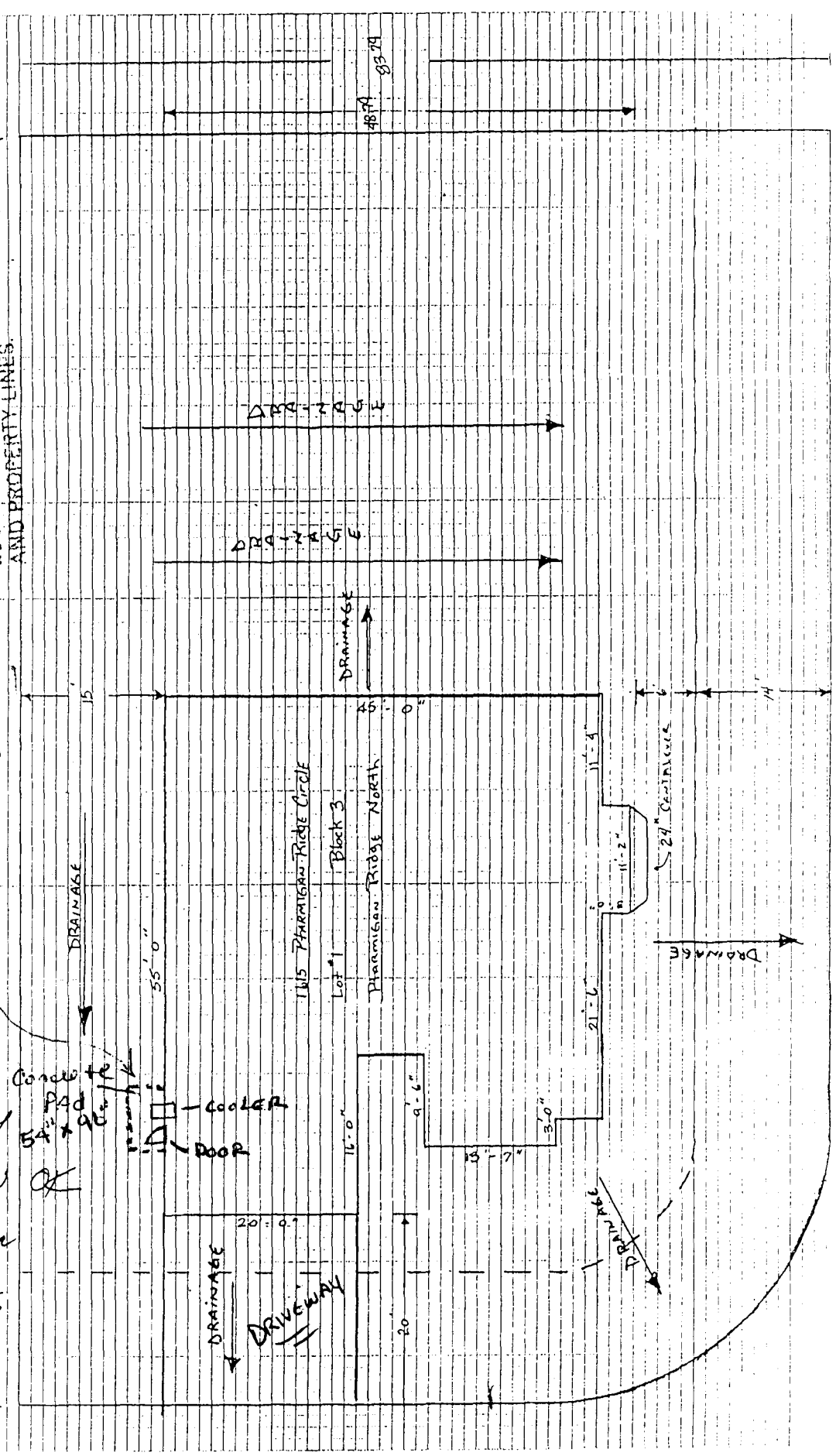
Parmigan Ridge Circle

Scale:

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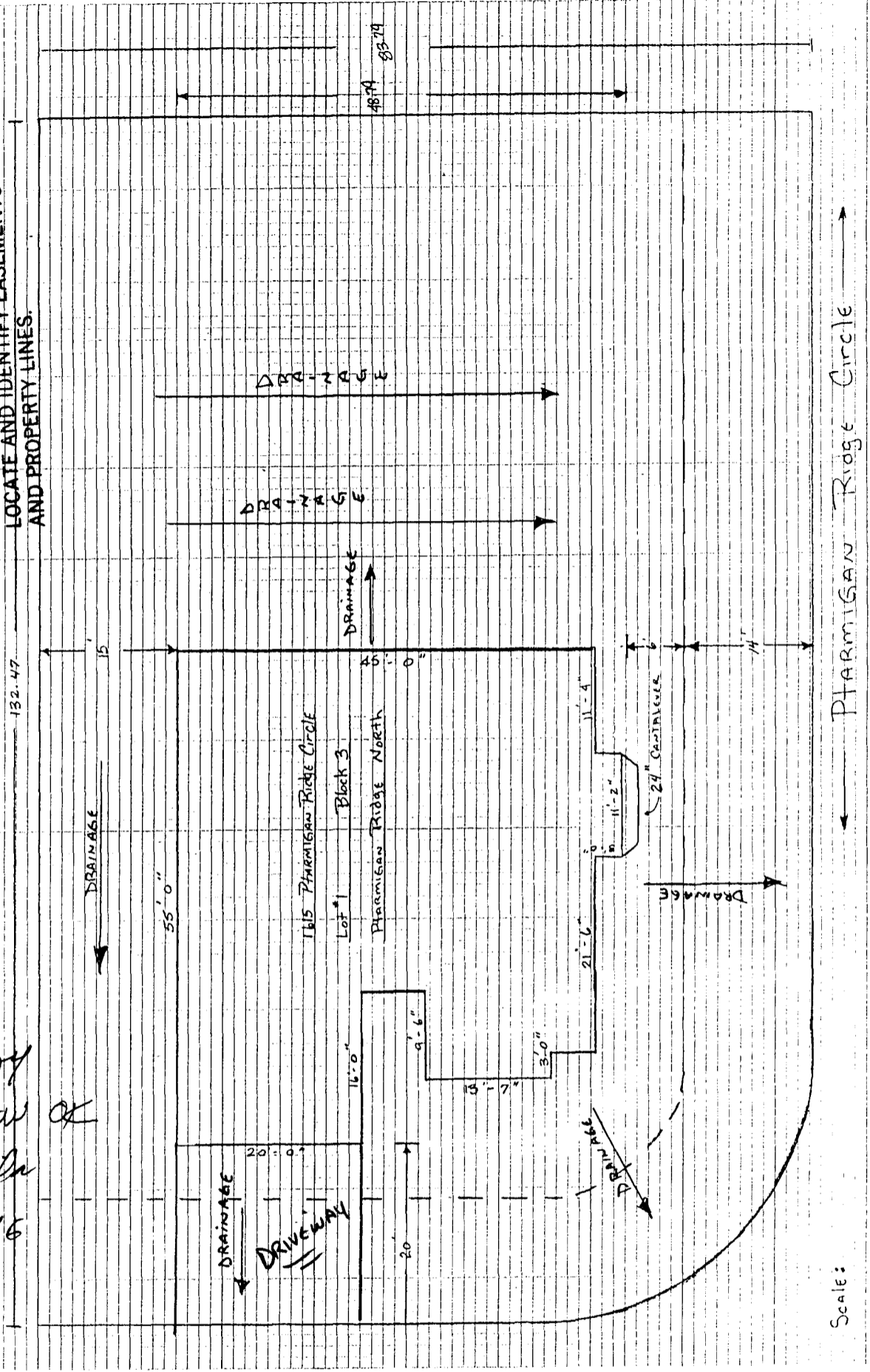


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 ← Parmigian Ridge Circle →

Done 3/21/96

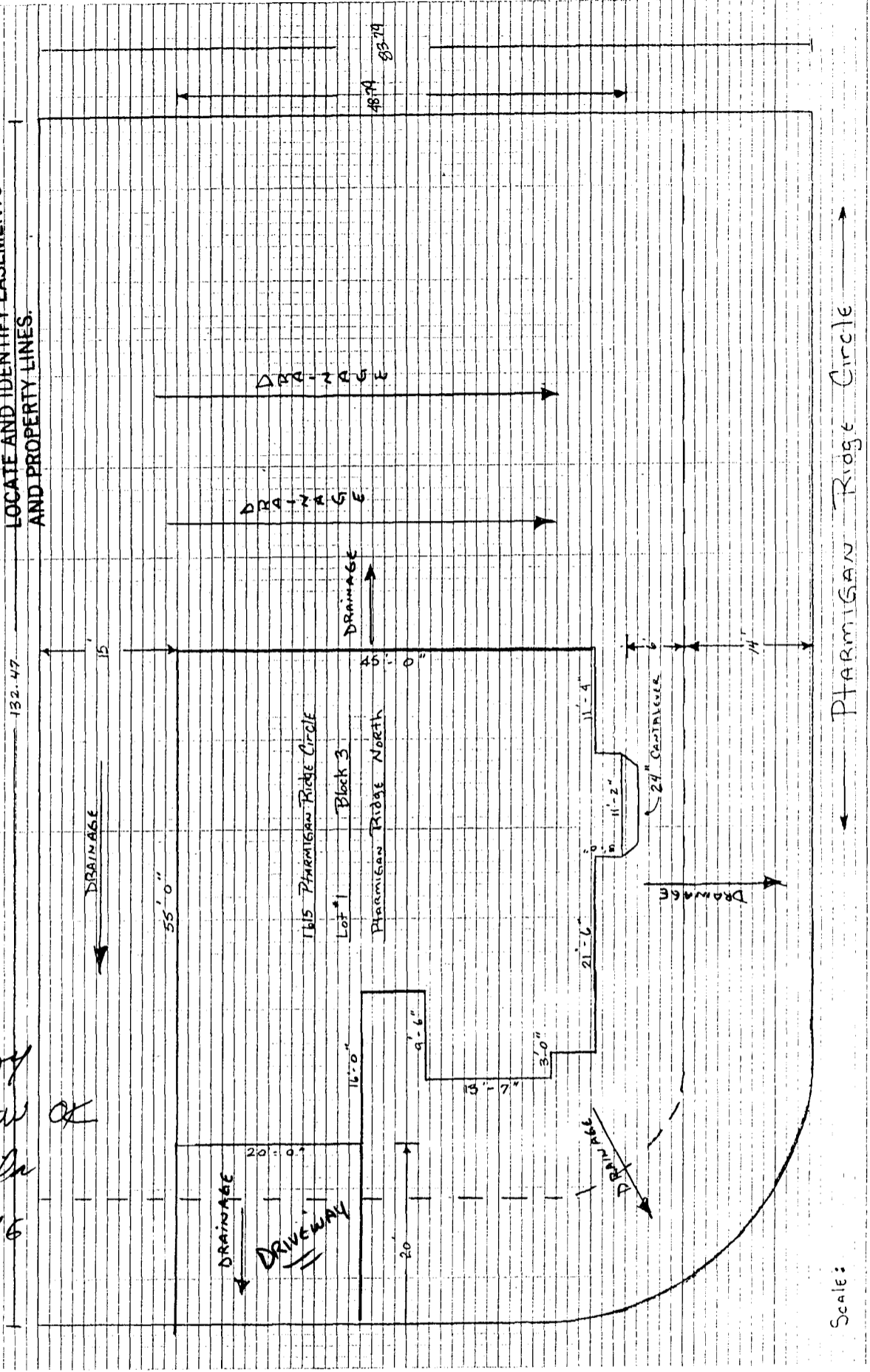
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DRIVEWAY
LOCATION OK
J. K. [Signature]
3-21-96



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DRIVEWAY
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3-21-96



SCALE:

