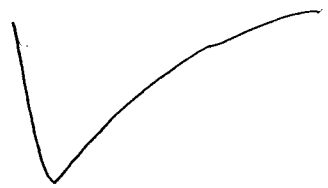


FEE \$	<u>0</u>
TCP \$	<u>0</u>

BLDG PERMIT NO.	<u>59957</u>
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VAR-1997-068

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1520 Ptarmigan Ct. N. TAX SCHEDULE NO. 2945-012-53-005

SUBDIVISION Ptarmigan Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 640

FILING 2 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1800

(1) OWNER Mark H. Beber NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS same

(1) TELEPHONE 242-7198 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT owner USE OF EXISTING BLDGS residential

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Two

(2) TELEPHONE _____ story room addition

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 RSF-4 Maximum coverage of lot by structures 2570

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 30' from PL Special Conditions E. side rear yd. setback approved @ 13' per VAR-1997-068 see attached site plan

Maximum Height 32' 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 Mark H. Beber Date 2-19-97

Department Approval [Signature] Date 4-14-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 3022-7575-01-9

Utility Accounting [Signature] Date 4-14-97

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)

ACCEPTED

APD 4-14-97

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.

