

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 59331

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1720 PTARMIGAN RIDGE PL TAX SCHEDULE NO. 2945-012-69-013  
SUBDIVISION PTARMIGAN NORTH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800  
FILING 1 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) None  
(1) OWNER RUFUS JONES NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 37116 CRISTENSE CT NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT 242 7303 USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS 250-3878 DESCRIPTION OF WORK AND INTENDED USE: Single Family  
(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 PR-4 Maximum coverage by structures \_\_\_\_\_  
SETBACKS: Front 20 from property line (PL) Parking Reqmt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5 from PL Rear 15 from PL Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
CENSUS TRACT 10 TRAFFIC ZONE 21

MAR 5 - 1997  
PAID  
CMI

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).

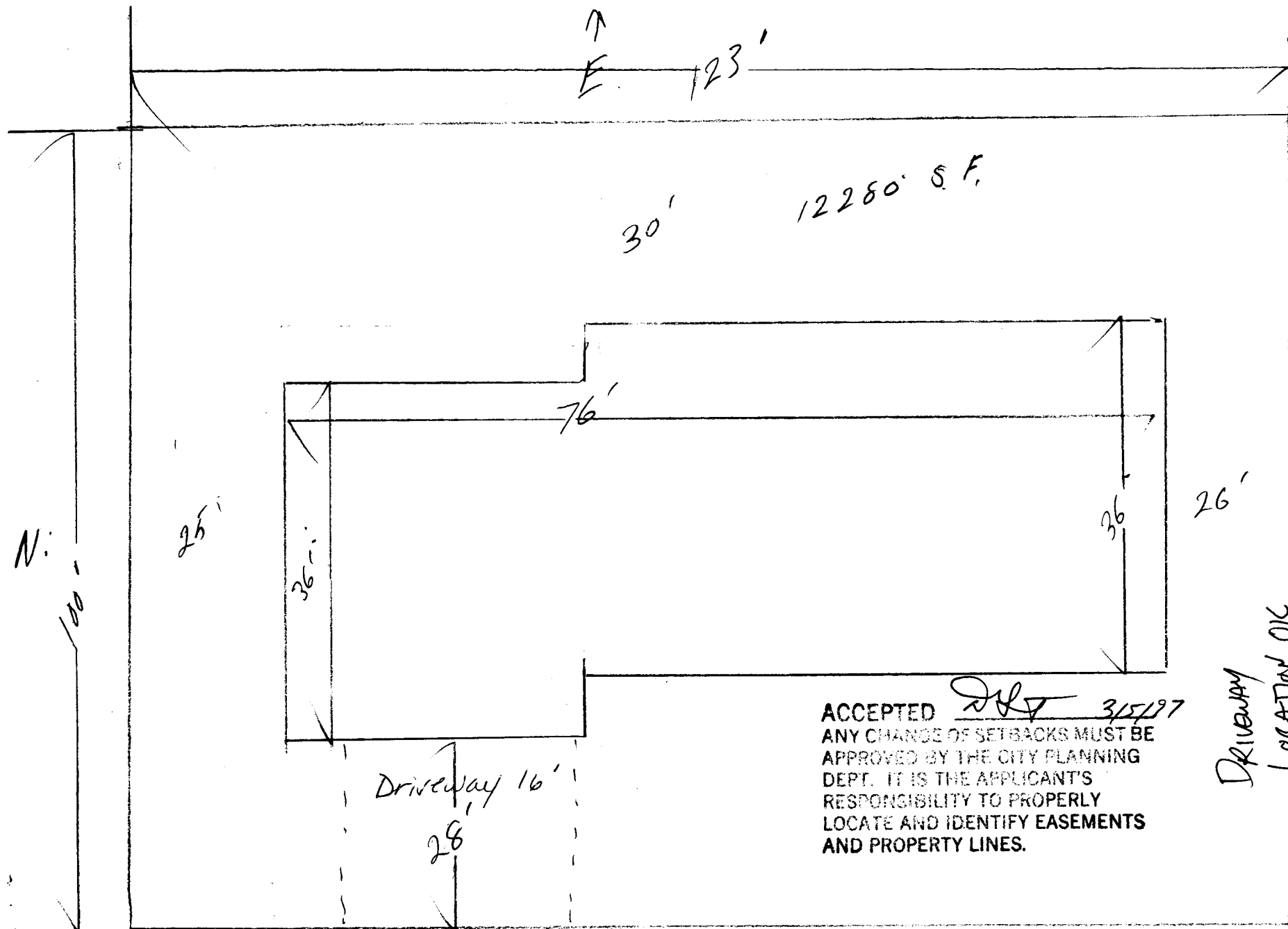
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Rufus Jones Date 3-3-97  
Department Approval [Signature] Date 3-5-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9945  
Utility Accounting Marshall Cole Date 3/5/97

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 *[Signature]* 3/15/97  
 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.

S →  
 26'  
 DRIVEWAY  
 LOCATION OK  
*[Signature]*  
 3-4-97

1720 PTARMIGAN RIDGE CH.  
 2945-012-69-013

W ↓  
 RUFUS JONES