

FEE \$	105
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 167783

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



BLDG ADDRESS 1700 Ptarmigan Ridge Cr. TAX SCHEDULE NO. 2945-C12-69-011  
 SUBDIVISION Ptarmigan Ridge North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,665  
 FILING \_\_\_\_\_ BLK H2 LOT 2 11 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Tim and Kristin Coakley NO. OF DWELLING UNITS  
 BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 732 Corral Ct. Co J Co 81805  
 NO. OF BLDGS ON PARCEL  
 BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Tim and Kristin Coakley USE OF EXISTING BLDGS none  
 (2) ADDRESS 732 Corral Ct. Co J Co 81805 DESCRIPTION OF WORK AND INTENDED USE: new home  
 (2) TELEPHONE (970) 245-4028

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions ACCO approval  
 Maximum Height \_\_\_\_\_ required  
 CENSUS 10 TRAFFIC 21 ANNEX# \_\_\_\_\_

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).

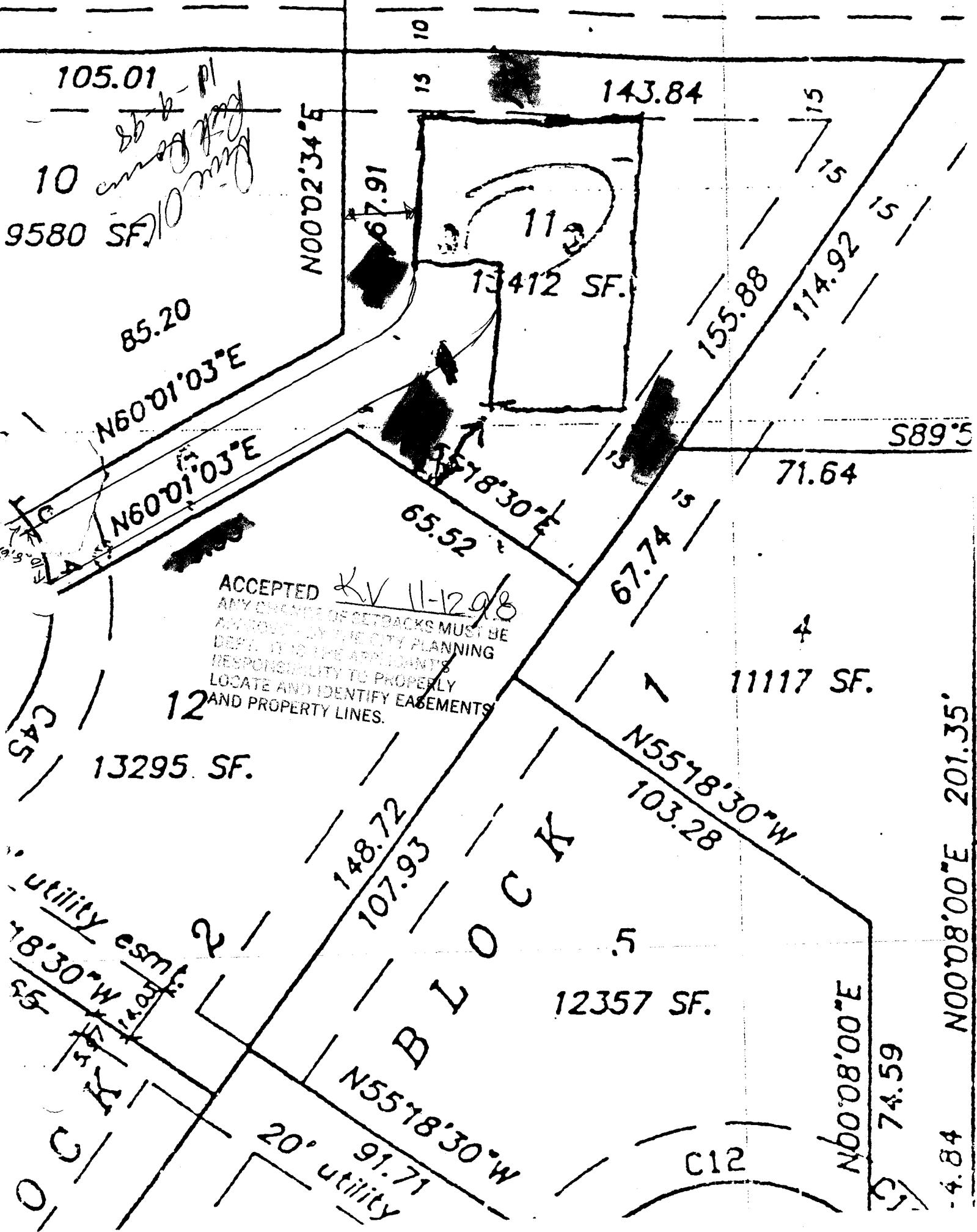
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Kristin Coakley Date 11/3/98  
 Department Approval K. Valdez Date 11-12-98  
 Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11747  
 Utility Accounting [Signature] Date 11/12/98

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)

8.78



105.01  
 10  
 9580 SF.

11  
 13412 SF.

ACCEPTED KV 11-12-98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. AND THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

12  
 13295 SF.

4  
 11117 SF.

5  
 12357 SF.

B L O C K

utility easmt  
 18'30"W

20' utility

C12

201.35'  
 N00'08'00"E

105.01  
 N60'01'03"E  
 85.20  
 N60'01'03"E

N00'02'34"E

143.84

67.91

15

155.88

114.92

S89'5

71.64

65.52  
 N55'18'30"E

67.74

N55'18'30"W  
 103.28

2

148.72  
 107.93

N55'18'30"W  
 91.71

N60'08'00"E  
 74.59

C11