

FEE \$	10.00
TCP \$	0
SIF \$	

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

BLDG PERMIT NO. 72660



Your Bridge to a Better Community

*RIDGE CL*

BLDG ADDRESS 140 PTARMIGAN SQ. FT. OF PROPOSED BLDGS/ADDITION 1550

TAX SCHEDULE NO. 2945 012-64-005 SQ. FT. OF EXISTING BLDGS None

SUBDIVISION Ptarmigan Ridge N. TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER RUFUS JONES NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 140 PTARMIGAN CE. USE OF EXISTING BUILDINGS Resid.

(1) TELEPHONE 970 242-7303 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

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

(2) TELEPHONE \_\_\_\_\_

**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 PF-4 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 22 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 10-29-99

Department Approval [Signature] Date 11/1/99

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11-1-99</u>	

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)

# HOUSE SITE PLAN

LOT 5, BLOCK 2  
PTARMIGAN RIDGE NORTH  
1640 PTARMIGAN RIDGE CIRCLE  
MESA COUNTY, COLORADO

