

FEE \$	10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 86109



Your Bridge to a Better Community

BLDG ADDRESS 3741 N. 15th Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1755

TAX SCHEDULE NO. 2945-012-57-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Ptarmigan Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1755

FILING 4 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Joel Gladstein / Val Kaminski NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2319 Apricot Ct., G.f. Co USE OF EXISTING BUILDINGS dwelling

(1) TELEPHONE 255-1991 DESCRIPTION OF WORK & INTENDED USE Construction of single family residence

(2) APPLICANT Serra Construction TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 3607

(2) TELEPHONE 243-3730

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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 21 ANNX# _____

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 [Signature] Date 9/03/02

Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

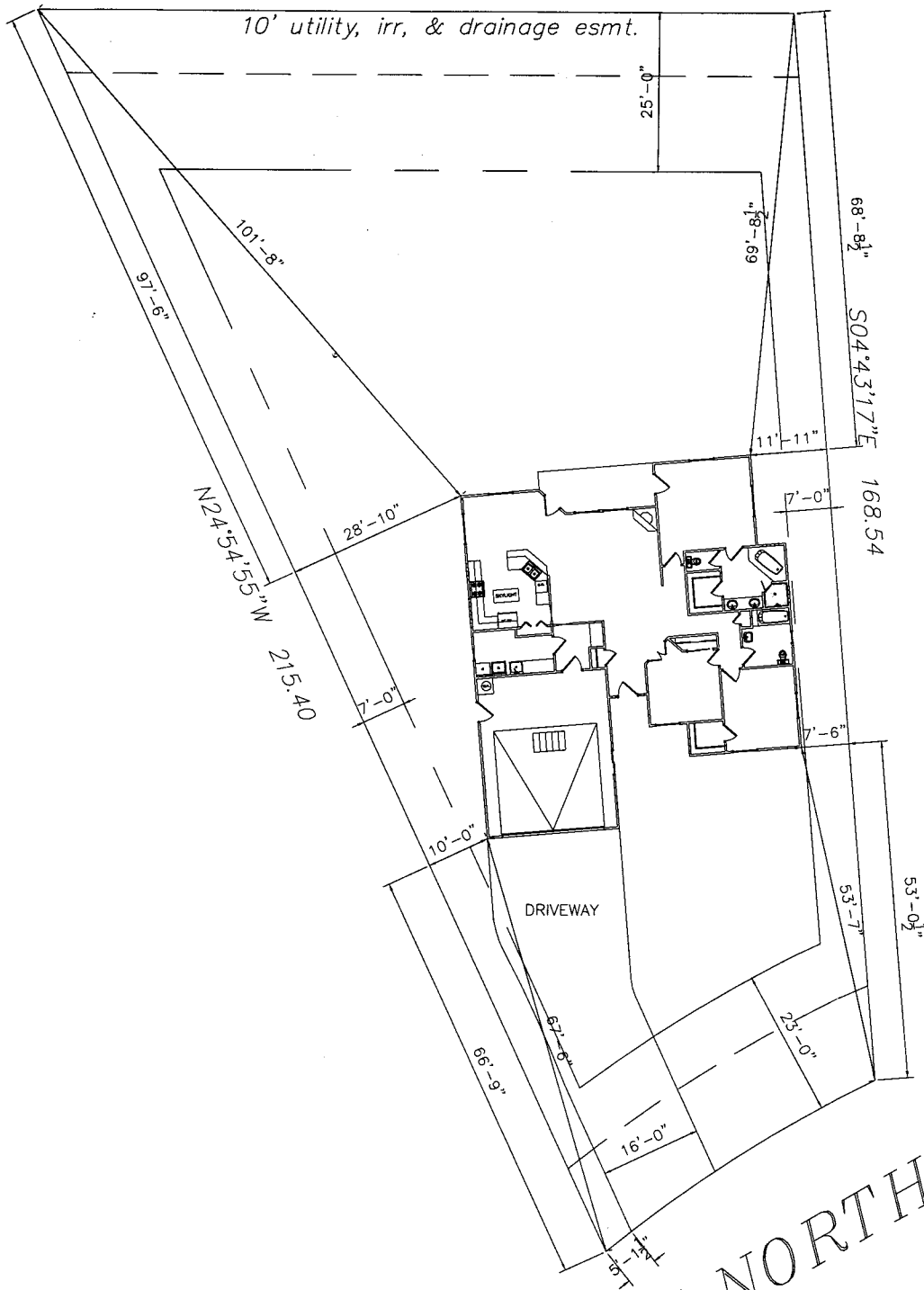
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
TO VERIFY ALL SETBACKS AND EASEMENTS.
ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

119.30
N89°51'59"W 371.71

PTARMIGAN RIDGE FILING FOUR



LOT 5 - BLOCK 1
15342 SF.
0.35 AC.

9-6-02

Gaylen Henderson

ALL SETBACKS MUST
BE APPROVED BY CITY PLANNING
DEPARTMENT. APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

DRIVE OK
GH 9/3/02

NORTH 15th COURT