

DATE SUBMITTED: 12-17-87

PERMIT # 29309

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3618 Ridge Dr

SQ. FT. OF BLDG: 1664

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 90 X 140

FILING # 6 BLK # 17 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-011-34016

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Jerry Elliott

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 998 24 Rd

PHONE: 245 9434

DESCRIPTION OF WORK AND INTENDED USE:
New housing

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES NO

SETBACKS: F 20' S 10' R 20'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Must meet
Spring Valley Home Owners
Criteria

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12-17-87

APPROVED BY: Smide

Jerry Elliott
SIGNATURE

← N

75'

← 12' →

← 10 →

25'

Ridge Dr.

