

DATE SUBMITTED: 5/9/88

PERMIT # 29716

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3421 No. Ridge

SQ. FT. OF BLDG: 2934

SUBDIVISION: No. Ridge Estates

SQ. FT. OF LOT: 10,953

FILING # 3 BLK # 6 LOT # 2

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-023-22-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
One

PROPERTY OWNER: Jim Lucas

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 3421

PHONE: 245-8662

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

DESCRIPTION OF WORK AND INTENDED USE:
Addition of 2 story addition

FOR OFFICE USE ONLY

ZONE: Rsf-4

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 7' R 22'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 20

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Variance

See file # 88-2

from 30' to 22' granted for rear yard setback

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 AN 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: 5-9-88

APPROVED BY: [Signature]

[Signature]
SIGNATURE