

DATE SUBMITTED: July 18, 1988

PERMIT # 30772

FEE \$300

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1753 Ridge Dr

SQ. FT. OF BLDG: 238

SUBDIVISION: Bellridge

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-012-16-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Louis G Marton

USE OF ALL EXISTING BUILDINGS:
residence

ADDRESS: 1753 Ridge Drive

PHONE: 242-7068

DESCRIPTION OF WORK AND INTENDED USE:
Add on sun porch

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

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F MA S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO ✓

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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: 7-18-88

APPROVED BY: [Signature]

Louis G Marton
SIGNATURE

1753 Ridge Dr

