

DATE SUBMITTED: 9-27-88

PERMIT # 31367

FEE # 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

*220 sq ft remodel*

BLDG ADDRESS: 405 Ridgewood Ln

SQ. FT. OF BLDG: 2409

SUBDIVISION: 1st Fruitwood

SQ. FT. OF LOT: 14790

FILING # 1 BLK # 2 LOT # 11

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
294510109011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: William Brodak

USE OF ALL EXISTING BUILDINGS:  
Home

ADDRESS: 405 Ridgewood Ln

PHONE: 245-2025

DESCRIPTION OF WORK AND INTENDED USE:

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

Renovate 220 sq ft Family room -  
RAISE floor, add new roof & ceiling - reroof  
rest of house

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### FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES  NO

SETBACKS: F 45' 20' PL S 5 R 25

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

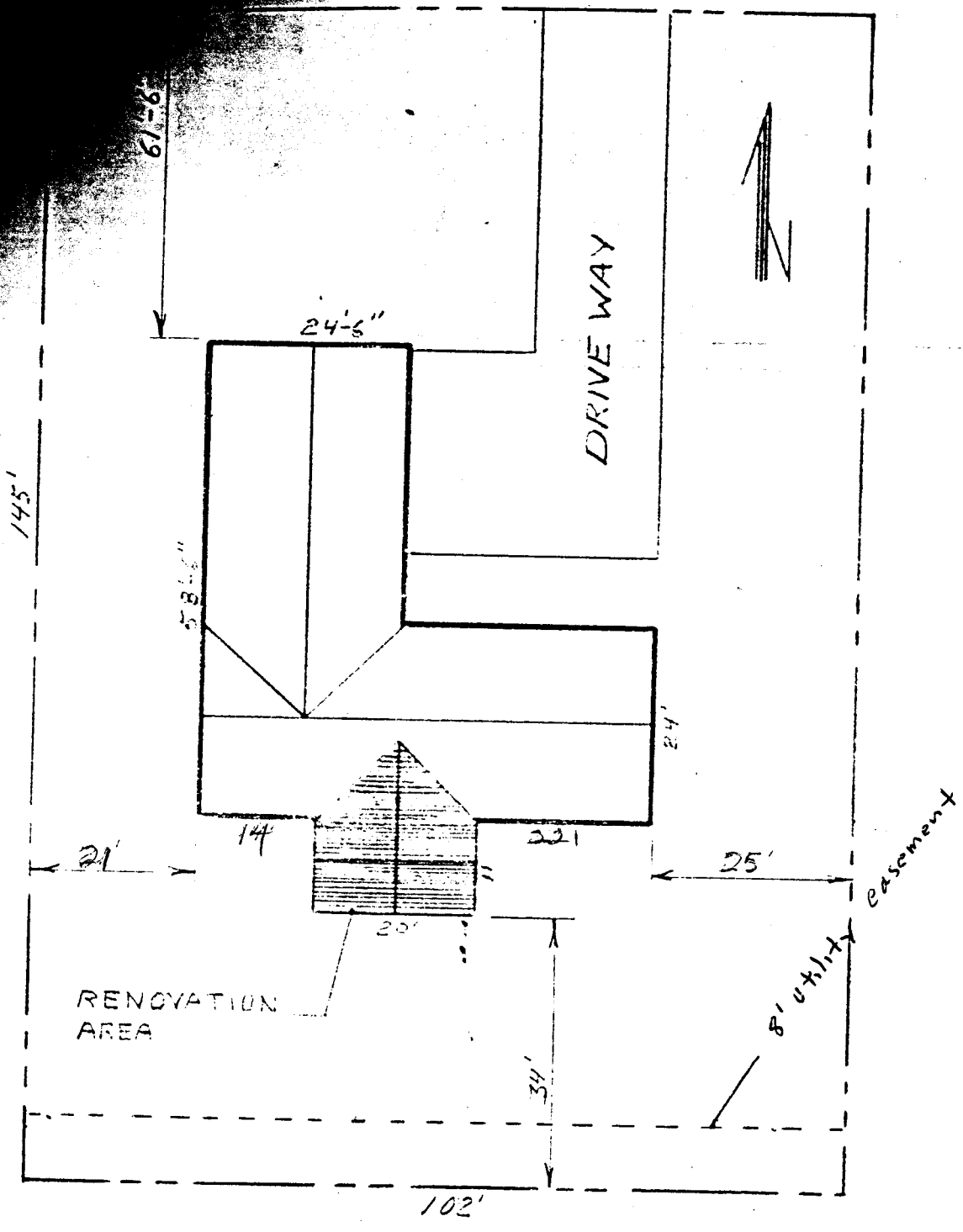
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9-27-88

APPROVED BY: Arida Witzel

James Smith  
SIGNATURE



LOT PLAN - SCALE: 1"=20'