

DATE SUBMITTED: 11-12-89

PERMIT # 34506

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 326 Northridge

SQ. FT. OF BLDG: 2280

SUBDIVISION: Northridge Estates

SQ. FT. OF LOT: 11,760

FILING # 3 BLK # 6 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-023-22-005

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Ken Lampert

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 326 Northridge Dr

Residential

PHONE: 858-1116

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

DESCRIPTION OF WORK AND INTENDED USE:

Room Addition

FOR OFFICE USE ONLY

ZONE: RSF-4

FLOODPLAIN: YES NO

SETBACKS: F 20 S 7 R 30

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 20

LANDSCAPING/SCREENING: N/A

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 AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

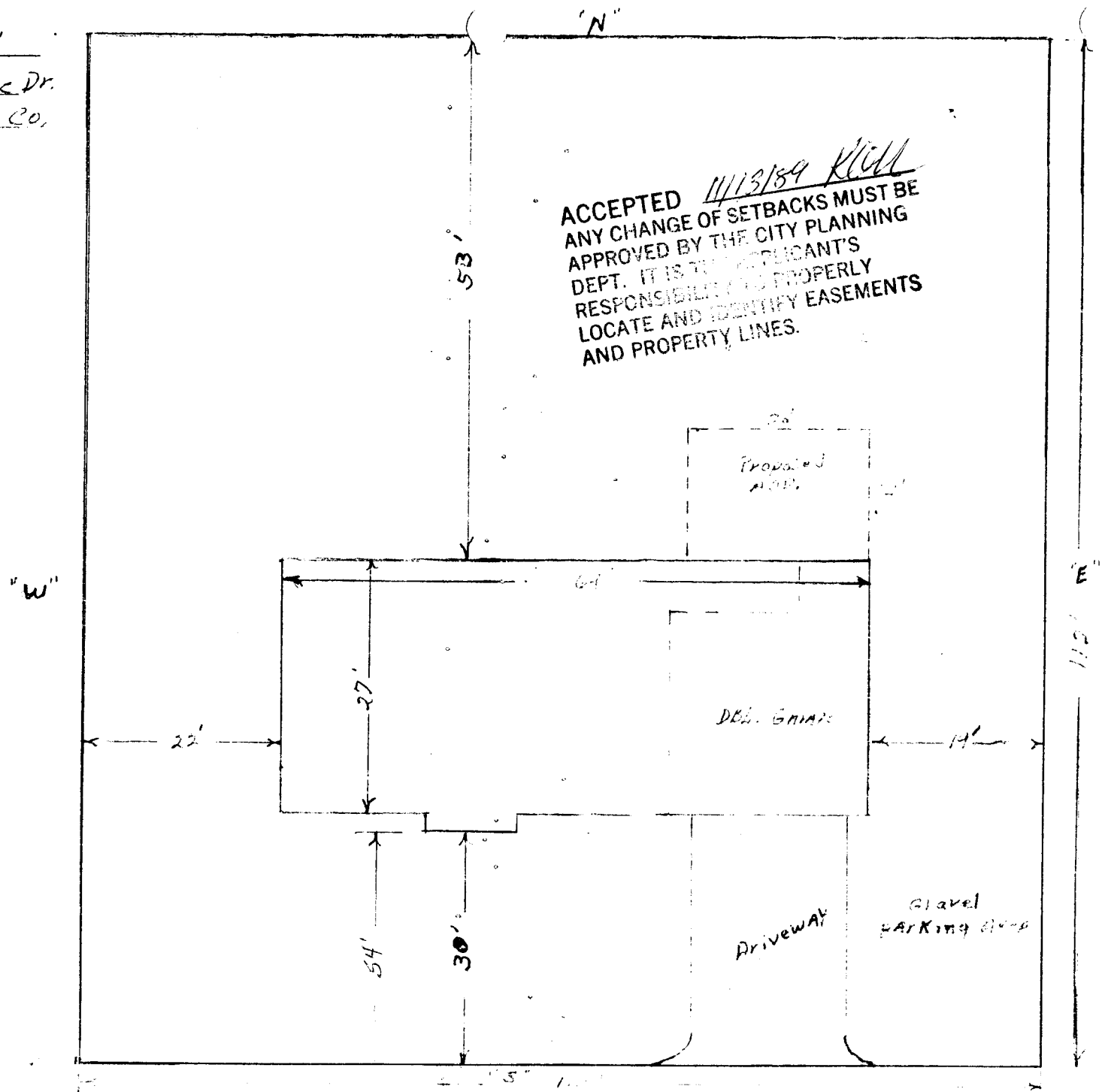
HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 11/13/89

APPROVED BY: [Signature]

[Signature]
SIGNATURE

PLOT PLAN
326 Northridge Dr.
Grand Jct Co.



ACCEPTED 11/13/89 KILL
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Street



326 Northridge Dr.
Grand Jct. Co.

Street