

DATE SUBMITTED: 5-8-89

PERMIT # 33058

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3635 Ponderosa

SQ. FT. OF BLDG: 1,964

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 11,900

FILE # 6 BLK # 17 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-34005

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: Robert Hilgenfeld  
Christian Hummel

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 683 25 Road

PHONE: 243-4048

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:  
New House / Residential

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**FOR OFFICE USE ONLY**  
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ZONE: RSF-5

FLOODPLAIN: YES        NO X

SETBACKS: F 20 S 5 R 25

GEOLOGIC HAZARD: YES        NO       

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Need approval  
of architectural control committee

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.)  
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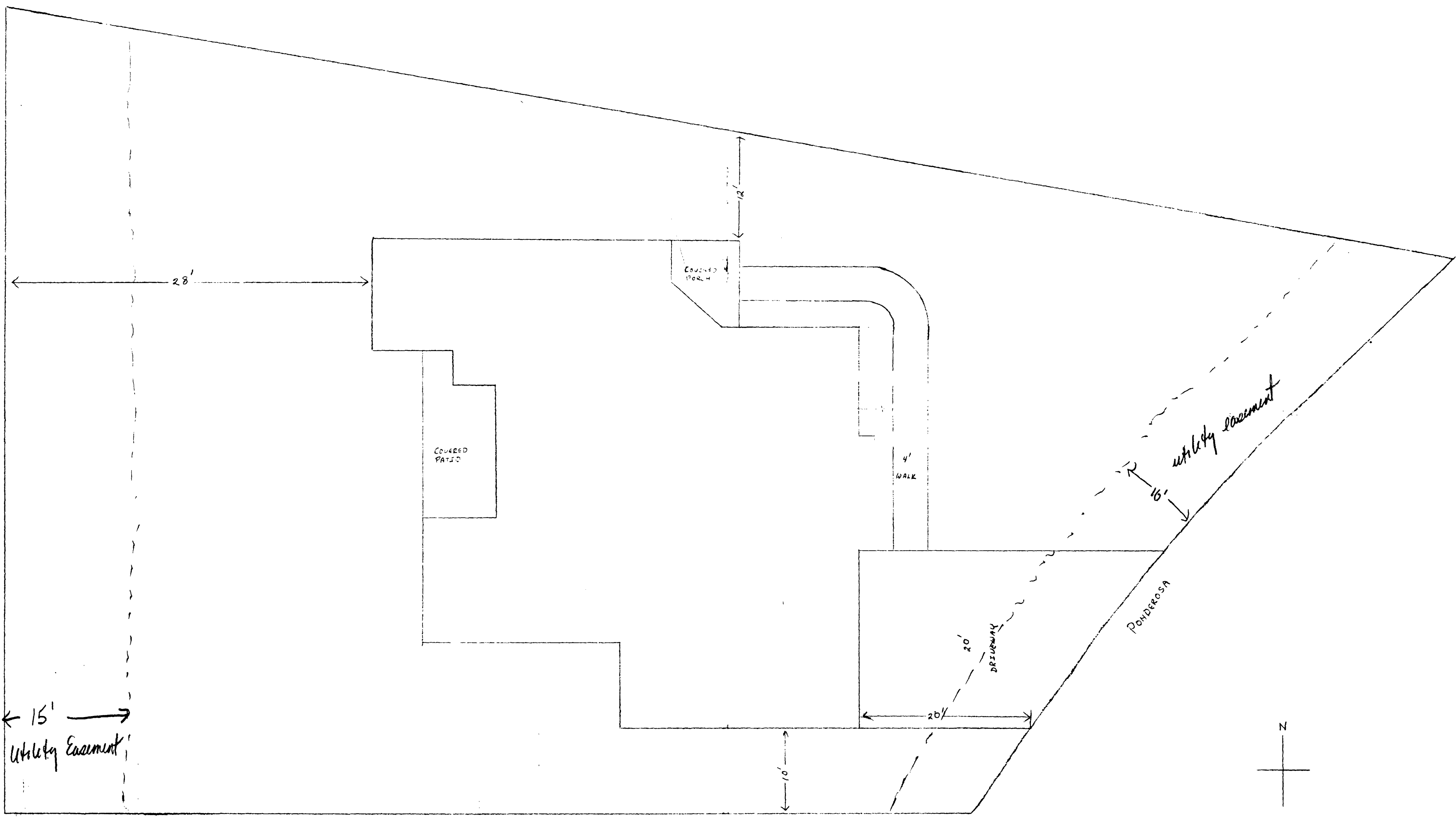
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 5/10/89

APPROVED BY: Kathy Porters

Robert Hilgenfeld  
SIGNATURE



ACCEPTED *HP 5/10/89*  
 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.

TOLERANCES (EXCEPT AS NOTED)	REVISIONS		
	NO.	DATE	BY
± DECIMAL	1		
± FRACTIONAL	2		
± ANGULAR	3		
±	4		
±	5		

3635 PONDEROSA			
DRAWN BY	SCALE	MATERIAL	
<i>R. G. GILBERT</i>			
CHK'D	DATE	DRAWING NO.	
<i>2/2/89</i>			
TRACED	APP'D		