

DATE SUBMITTED: 10-10-89

PERMIT # 34304

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2221 Ridge Drive

SQ. FT. OF BLDG: 2570

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 11515

FILING # 6 BLK # 7 LOT # 36

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-014-15-036

0

PROPERTY OWNER: Stan Seligman

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3026 F Road

PHONE: 242-7826

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.

New Residence

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**FOR OFFICE USE ONLY**

ZONE: RSF-5

FLOODPLAIN: YES  NO

SETBACKS: F 20 ft 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: Must be okayed by Arch Committee

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

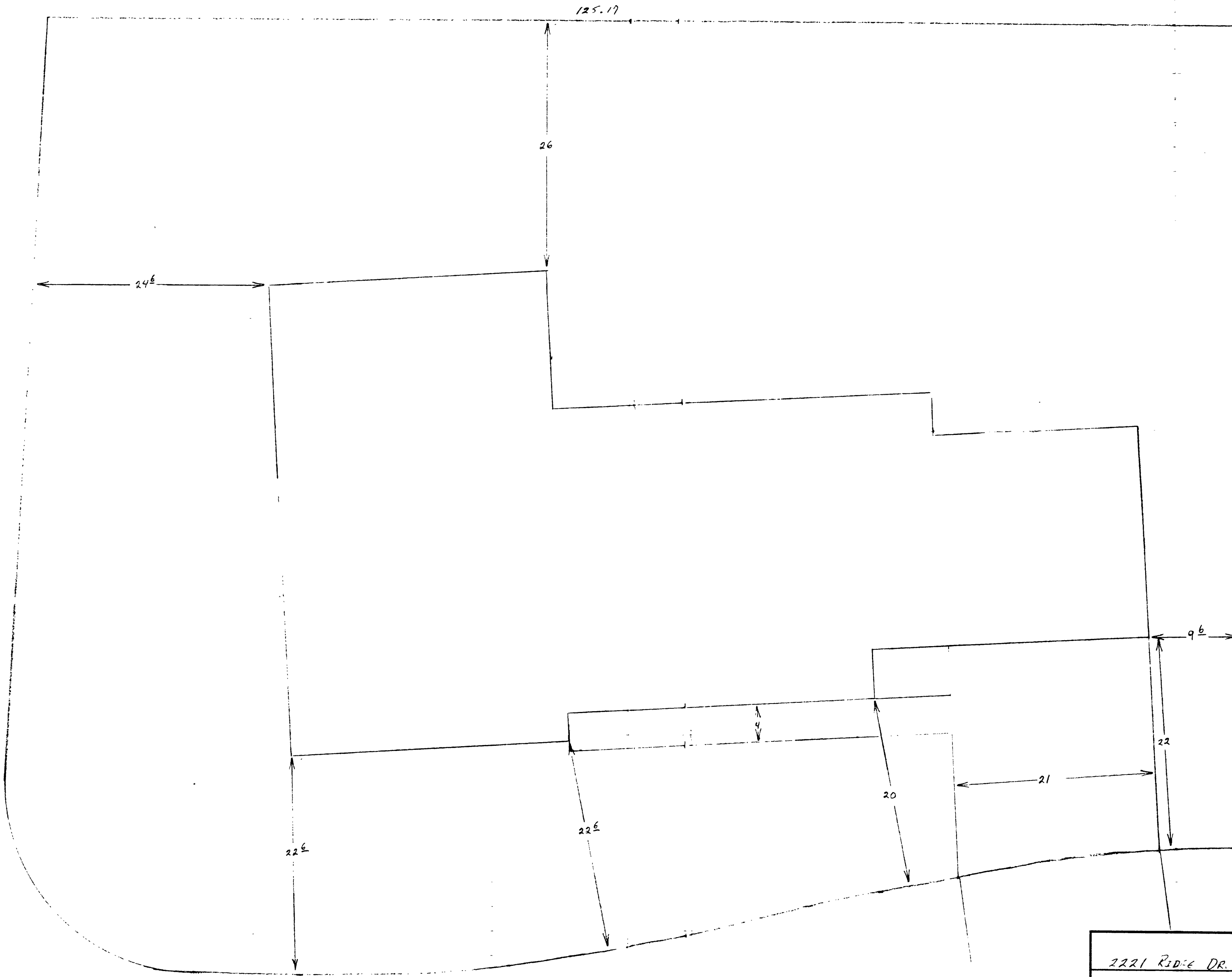
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-10-89

APPROVED BY: Arvid Wetzel

Robert Ziegler  
SIGNATURE

APPLEWOOD



86.19

ACCEPTED 10/10/87 *W*  
 ANY CHANGES MUST BE  
 APPROVED BY THE PLANNING  
 DEPT. OF THE COUNTY  
 RESPON. FOR THE PROPERTY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



2221 RIDGE DR. GRAND JCT. CO.		SCALE	DRAWN BY
LOT 36 BLOCK 7 PHASE 6		1/8" = 1'	R. HILGENFELD
2945-014-15-036		DATE	APPROVED BY
		10-2-87	
		DRAWING NUMBER	