DATE SUBMITTED: 2-20-90	PERMIT # 35/26
	FEE 500
PLANNING CL	
GRAND JUNCTION PLANNING DEPARTMENT	
BLDG ADDRESS: 3626 RIDGE DRIVE	SQ. FT. OF BLDG: 2150 d
SUBDIVISION: SPRING VALLEY Replet	SQ. FT. OF LOT: 13920
FILING # 6 BLK # 10T # 5	NUMBER OF FAMILY UNITS:
TAX SCHEDULE NUMBER:	NUMBER OF BUILDINGS ON PARCEL
2945-011-53-018	BEFORE THIS PLANNED CONSTRUCTION:
PROPERTY OWNER: MICHAEL TROWBRIDGE	NONE
· ·	USE OF ALL EXISTING BUILDINGS:
ADDRESS: 319 E VALLEY CIRCLE	-
PHONE: 242-796A	SUBMITTALS REQ'D: TWO (2) PLOT
DESCRIPTION OF WORK AND INTENDED USE:	PLANS SHOWING PARKING, LAND-
NEW SINGLE FAMILY RESIDENCE	SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.
FOR OFFICE USE ONLY	
ZONE: RSF-5	FLOODPLAIN: YES NO
SETBACKS: F20 PL S 5 R 25	GEOLOGIC
	HAZARD: YES NO
MAXIMUM HEIGHT: 32	CENSUS TRACT #: [O
PARKING SPACES REQ'D:	TRAFFIC ZONE: 21
LANDSCAPING/SCREENING:	
	SPECIAL CONDITIONS:

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS 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 ORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.	

DATE APPROVED: 2-20-90
APPROVED BY: Sinks blest zel

David Hoffm

3626 RIDGE DR.

ACCEPTED 2-20-90 KW

ANY CHARGE PETPACKS MUST BE
APPROVED BY THE CAY PLANNING
DEPT. HE RESERVED PETOPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

