

DATE SUBMITTED: 9/4/91

PERMIT NO. 39691

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3600 Ridge Court

SQ. FT. OF BLDG: 1748 sq ft

SUBDIVISION: Platinum Ridge Sub

SQ. FT. OF LOT: _____

FILING NO. 1 BLK NO. 1 LOT NO. 11

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-012-48-01

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Dan & Cynthia Edwards

USE OF EXISTING BUILDINGS: Single family

ADDRESS: 487 Fruitwood Cr

DESCRIPTION OF WORK AND INTENDED USE: single family home

TELEPHONE: 434-8072

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-5

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 25' Ridge Cr

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 25' Ridge Cr

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT _____

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

B. Paulson
Department Approval
9/11/91
Date Approved

R. K. Taylor
Applicant Signature

Date

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DAN AND CYNTHIA EDWARDS HOME
LOT 11, FILING 1
PTARMIGAN RIDGE SUB.

86
60
10
246
110
33
277
150
275
270
10.50

SITE PLAN
SCALE: 1/8" = 1'-0"

9/1/01 RP

DRAWN BY: JIM WEST

