

DATE SUBMITTED: July 22, 1991

PERMIT NO. 39285
FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3611 Ridge Ct.
SUBDIVISION: Harmigan Ridge
FILING NO. 1 BLK NO. 1 LOT NO. 6
TAX SCHEDULE NO: 294501248006

SQ. FT. OF BLDG: 1841
SQ. FT. OF LOT: 14,520
NO. OF FAMILY UNITS: 1

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER: Steven W.H. Builder

USE OF EXISTING BUILDINGS: n/a

ADDRESS: Box 2584 G.J.C. 87502

TELEPHONE: 241-1000

DESCRIPTION OF WORK AND INTENDED USE: Build Single-Family Residence

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

FOR OFFICE USE ONLY

ONE RSF-5

FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO ___

SIDE 5' REAR 25'

CENSUS TRACT: 10

MAXIMUM HEIGHT 32'

TRAFFIC ZONE: 21

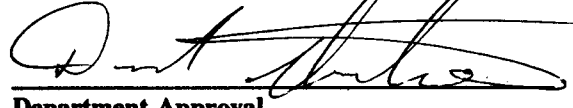
LANDSCAPING/SCREENING REQUIRED: _____

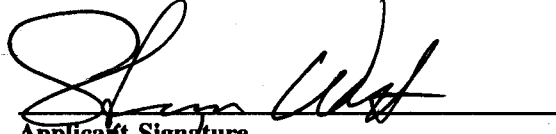
SPECIAL CONDITIONS: _____

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.





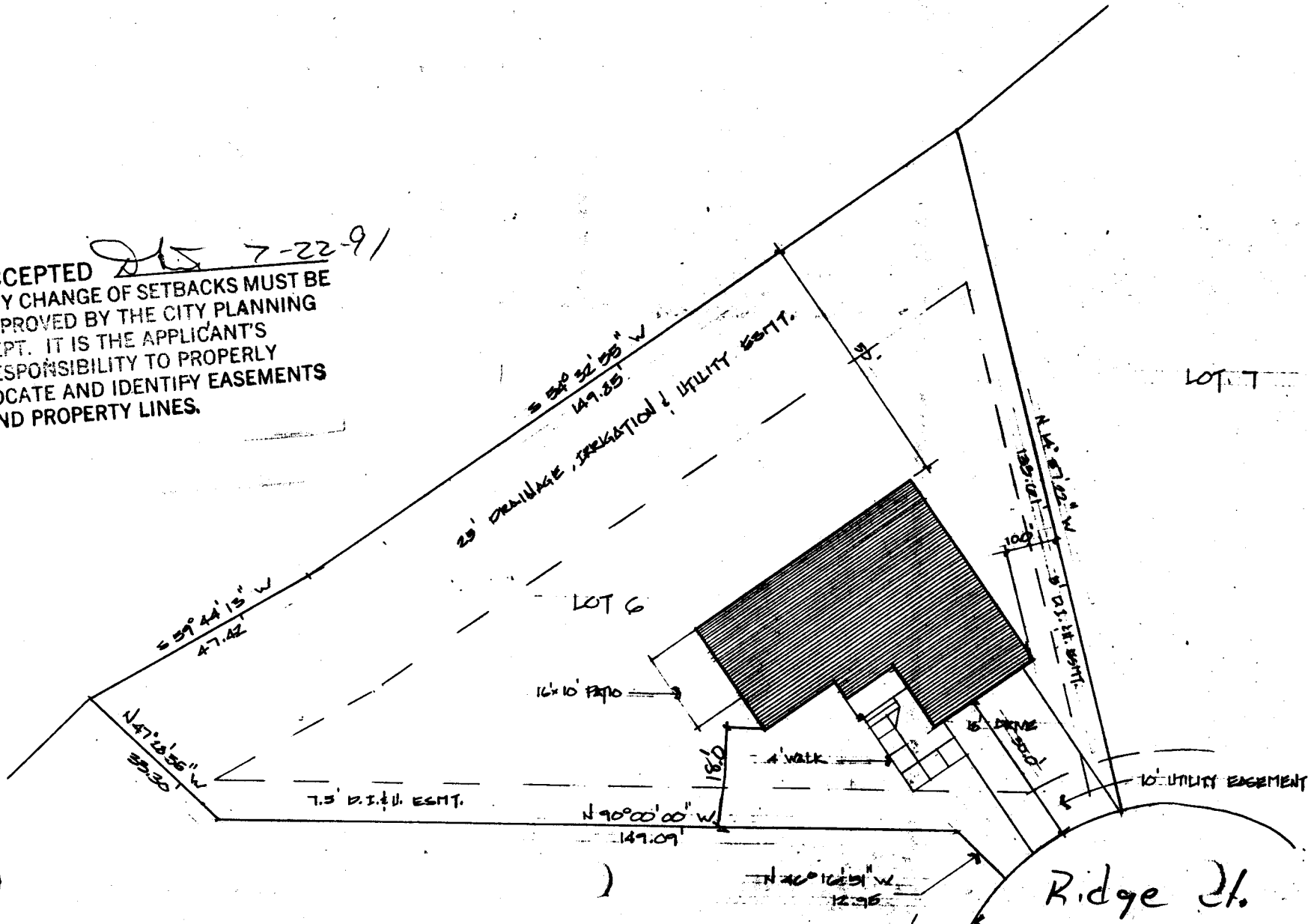
Department Approval
7-222-91
Date Approved

Applicant Signature
7/22/91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

LOT 6 (.33 A)
 BLOCK
 HARTMAN RIDGE PLING NO ONE
 SECTION 1
 T1S, R1W, L1M
 GRAND JUNCTION, COLORADO

ACCEPTED *DIS* 7-22-91
 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.



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Steve Witt
BUILDER

p.o. box 2584, grand junction, co

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DRAWN	KUT
CHECKED	S.W.
DATE	6-20-91