

DATE SUBMITTED: July 9, 1991

PERMIT # 39266

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3612 Ridge Court

SQ. FT. OF BLDG: 1700.75

SUBDIVISION: STARMIGAN RIDGE

SQ. FT. OF LOT: APPROX 1/4 AC.

FILING # _____ BLK # 1 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-012-48-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: DONNA HAFNER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: _____

PHONE: 243-9459 GERRY TOWNSEND

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:

BUILD NEW RESIDENCE

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' 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: _____

only one rear yard setback
Approved by BB

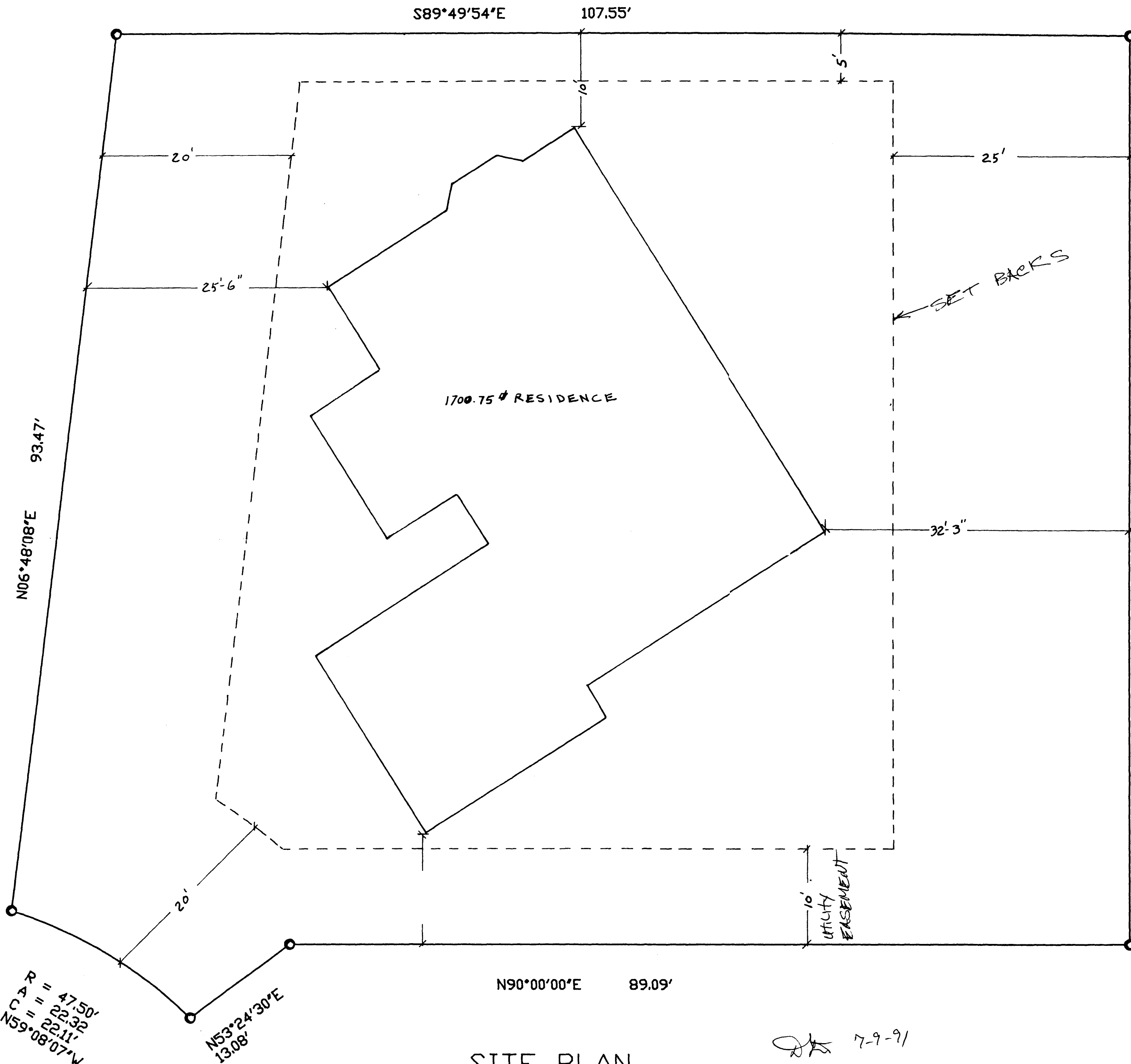
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE 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: 7-9-91
APPROVED BY: [Signature]

[Signature]
SIGNATURE



$R = 47.50'$
 $CA = 22.32'$
 $N59°08'07''W$

$N53°24'30''E$
 $13.08'$

1700.75 # RESIDENCE

← SET BACKS

UTILITY EASEMENT

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

DR 7-9-91

ONE REAR YARD SETBACK APPROVED BY BB

REVISIONS	BY

GERRY TOMTOWNSEND & ASSOCIATES BUILDER
303-243 9459
 1804 N. 15th. GRAND JUNCTION, CO. 81501

DRAWN <i>[Signature]</i> CHECKED
DATE 6-13-91
SCALE 1/4" = 1'
JOB NO. DONNA HAFNER
SHEET 3612 Ridge Court Lot 8 Block One PEARMIGAN RIDGE
OF SHEETS