

DATE SUBMITTED: 5/28/91

PERMIT # 38793

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 1660 RIDGE DR.

SQ. FT. OF BLDG: 2100

SUBDIVISION: PARMIGAN RIDGE

SQ. FT. OF LOT: 7000

FILING # 1 BLK # 1 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

NONE

PROPERTY OWNER: KLEIN WACHTER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 500 PINYON AVE.

N/A

PHONE: 5-1201

DESCRIPTION OF WORK AND INTENDED USE:

NEW SINGLE FAMILY RESIDENCE

SUBMITTALS REQ'D: TWO (2) 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: F 50/45 S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 16

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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: 5/28/91

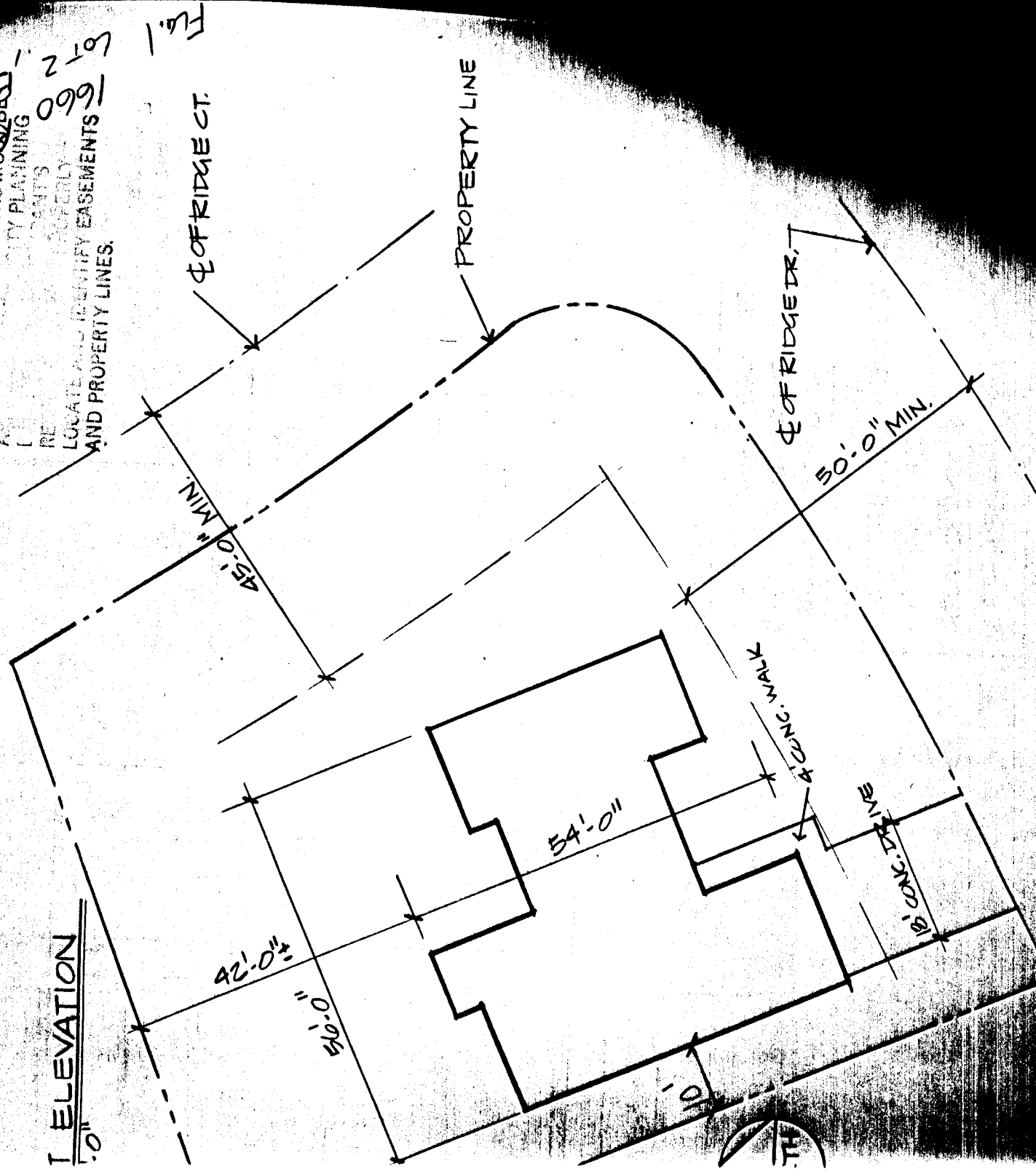
David Hoffman

APPROVED BY: Kristen Albrecht

SIGNATURE

ACCEPTED PWA 5/28/83
ALL TRACKS MUST BE
CITY PLANNING
RE
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

ELEVATION
1/8" = 1'-0"



Lot 2
1660
1/29

Φ OF RIDGE CT.

Φ OF RIDGE DR.

