

DATE SUBMITTED: 7/14/91

PERMIT # 39292

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1701 Ridge Av.

SQ. FT. OF BLDG: ~2300

SUBDIVISION: Hammigan Ridge

SQ. FT. OF LOT: shed - 24x20' .34 acres

FILING # 1 BLK # 2 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-012-49-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Ralph & Donna Ham

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 8513 W. Center Avenue

PHONE: (303) 989-2699

DESCRIPTION OF WORK AND INTENDED USE:

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

near home & storage shed/workshop

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### FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES \_\_\_\_\_ NO X

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: \_\_\_\_\_

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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.)

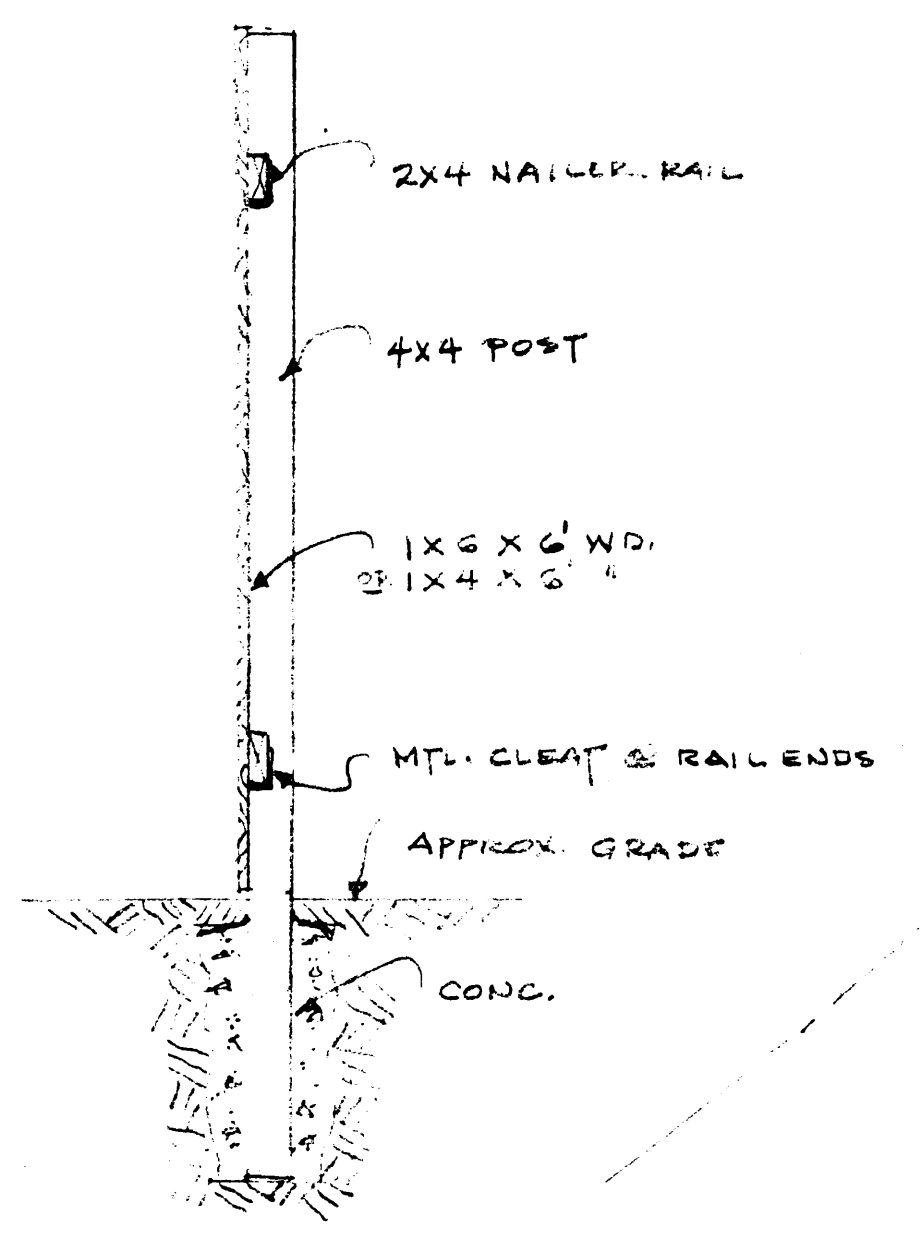
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

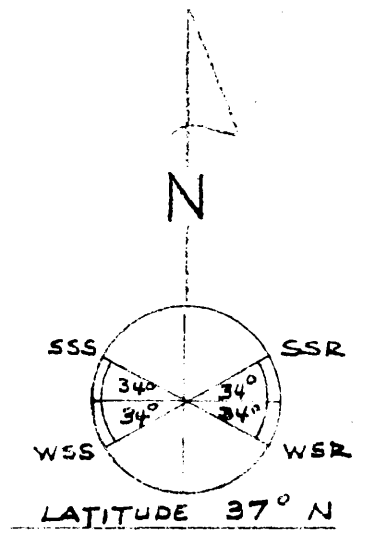
DATE APPROVED: 7/14/91  
By: Kathleen P. [Signature]

[Signature]  
Signature of Applicant

NOTE:  
 FLOOR PLAN SHOWN IS IN SKETCH FORM ONLY.  
 REFER TO THE ACTUAL SCALED FLOOR PLAN  
 FOR DIMENSIONS AND PLAN LAYOUT MUST  
 BE VERIFIED ON THE SITE. TOP OF FOUNDATION  
 TO BE 20" - 24" ABOVE TOP OF HIGHEST POINT  
 ON CURB/SIDEWALK IN FRONT OF PROPERTY.

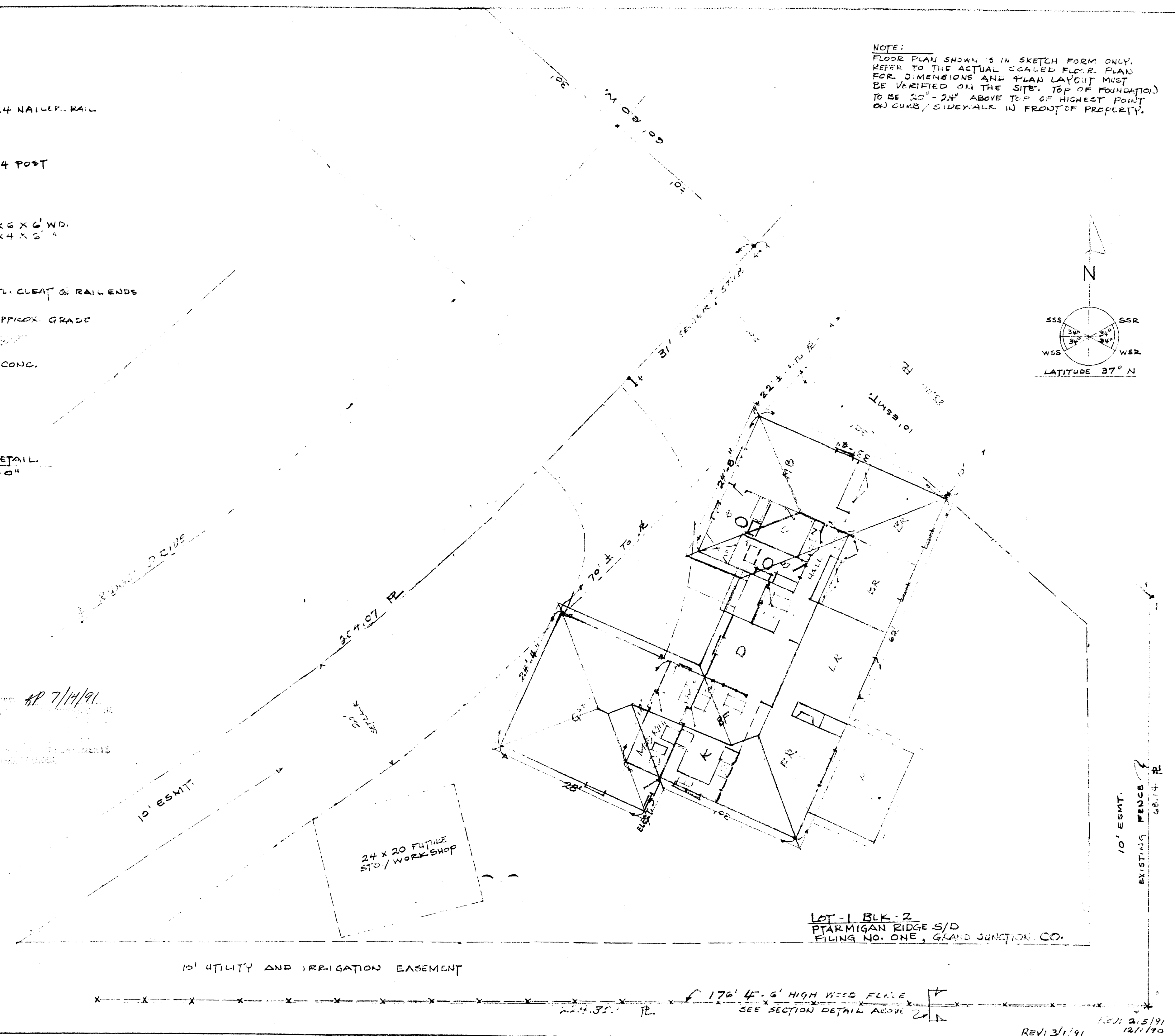


FENCE SECTION DETAIL  
 SCALE: 3/4" = 1'-0"



ACCEPTED AP 7/14/91  
 APPROVED FOR RECORD  
 15' UTILITY EASEMENT  
 10' UTILITY EASEMENT

PLOT PLAN  
 SCALE: 1" = 10'-0"



LOT-1 BLK-2  
 PTARMIGAN RIDGE S/D  
 FILING NO. ONE, GRAND JUNCTION, CO.

10' UTILITY AND IRRIGATION EASEMENT

176' 4'-6" HIGH WOOD FENCE  
 SEE SECTION DETAIL ABOVE

REV: 3/1/91  
 REV: 2/5/91  
 12/1/90