

DATE SUBMITTED: 9/10/92

9/10/92 PERMIT NO. 42875

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2616 RIDGE COURT

SQ. FT. OF BLDG: 1984

SUBDIVISION PARMIGAN RIDGE

SQ. FT. OF LOT: 25700

FILING # 1 BLK # 1 LOT # 7

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-48-007

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER STEVEN E. ALEN

USE OF EXISTING BUILDINGS: N/A

ADDRESS 2103 W PARKVIEW DR. 6T

DESCRIPTION OF WORK AND INTENDED USE: NEW CONSTRUCTION OF HOME

TELEPHONE: 243-6579

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

FOR OFFICE USE ONLY

ZONE R5F-5

FLOODPLAIN: YES ok Gerald Williams NO

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

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.

Kristen K. Andrade
Department Approval

Steven E. Alen
Applicant Signature

9/10/92
Date Approved

9/10/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

