

DATE SUBMITTED: 5/22/92

PERMIT NO. 41899

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

X BLDG ADDRESS 1450 RIDGE DRIVE

SUBDIVISION Petarmigan

FILING # 2 BLK # 1 LOT # 2

X TAX SCHEDULE # 2945-012-26-003

OWNER Melvin Crawford

ADDRESS 2828 - Cascade Dr. # 1

TELEPHONE: 241-4657

SQ. FT. OF BLDG: 2288

SQ. FT. OF LOT: 8600

NO. OF FAMILY UNITS: Single

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

USE OF EXISTING BUILDINGS: None

DESCRIPTION OF WORK AND INTENDED USE: New Single Family Residence

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

### FOR OFFICE USE ONLY

ZONE RSE-4

SETBACKS: FRONT 46' 6"

SIDE 7' REAR 30'

MAXIMUM HEIGHT 32'

LANDSCAPING/SCREENING REQUIRED: N/A

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

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

CENSUS TRACT: 10 TRAFFIC ZONE: 21

PARKING REQ'MT \_\_\_\_\_

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.

[Signature]  
Department Approval

5/22/92  
Date Approved

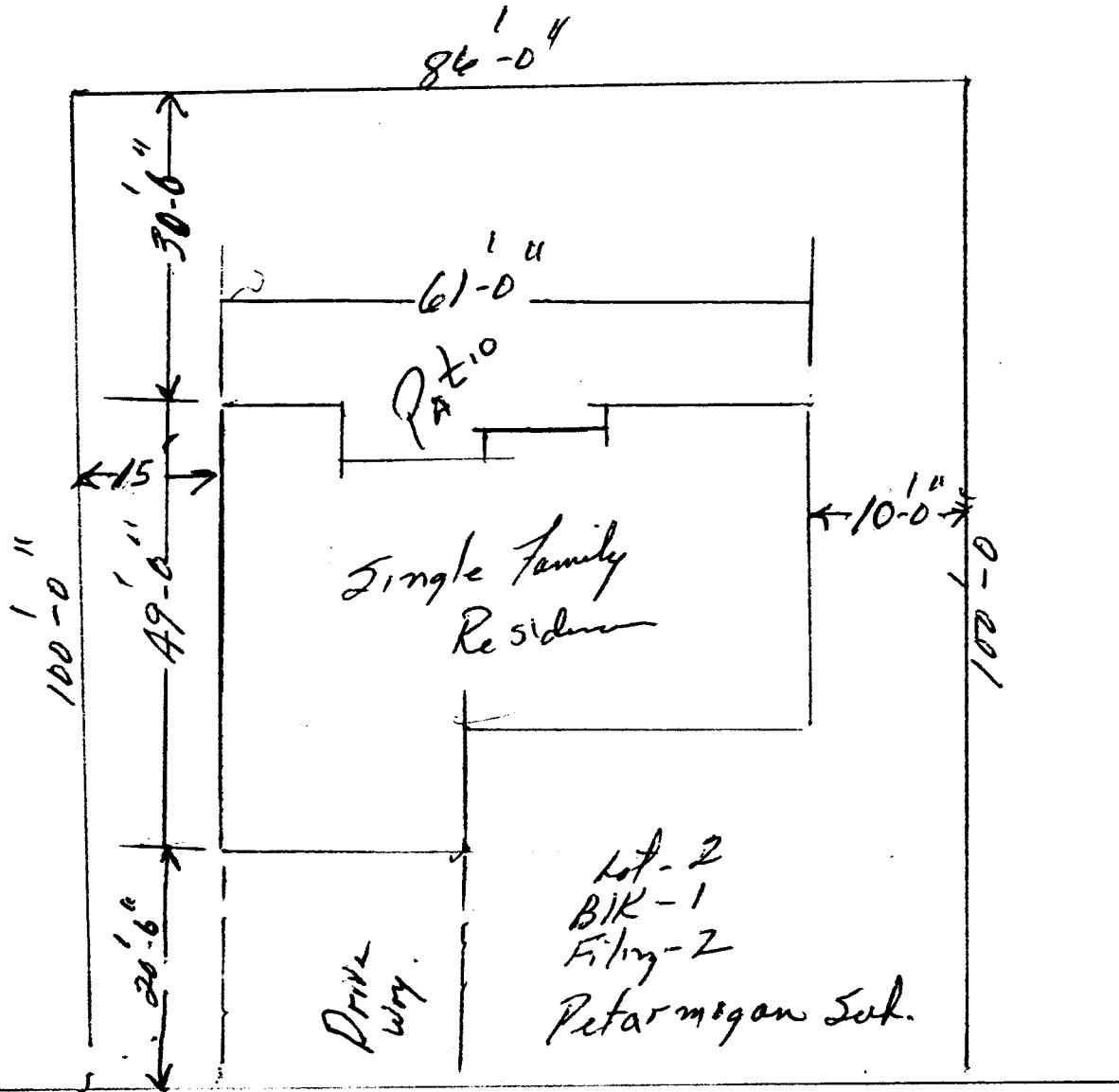
[Signature]  
Applicant Signature

May 21, 1992  
Date

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

ACCEPTED  
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.

Plot-Plan.



Petarmogan Ridge Dr.

Lot - 2  
BIR - 1  
Filing - 2  
Petarmogan Sub.