

DATE SUBMITTED: 6-26-92

PERMIT NO. 42267 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1510 RIDGE

SQ. FT. OF BLDG: 1800+

SUBDIVISION PTARMIGAN RIDGE

SQ. FT. OF LOT: 18,285±

FILING # 2 BLK # 2 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-52-001

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

OWNER HORIZON DEVELOPMENT CORP

NO. OF EXISTING BUILDINGS: N/A

ADDRESS 2764 ~~COMPASS~~ COMPASS #230

TELEPHONE: 241-0735

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

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO

SIDE 7 REAR 30

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.

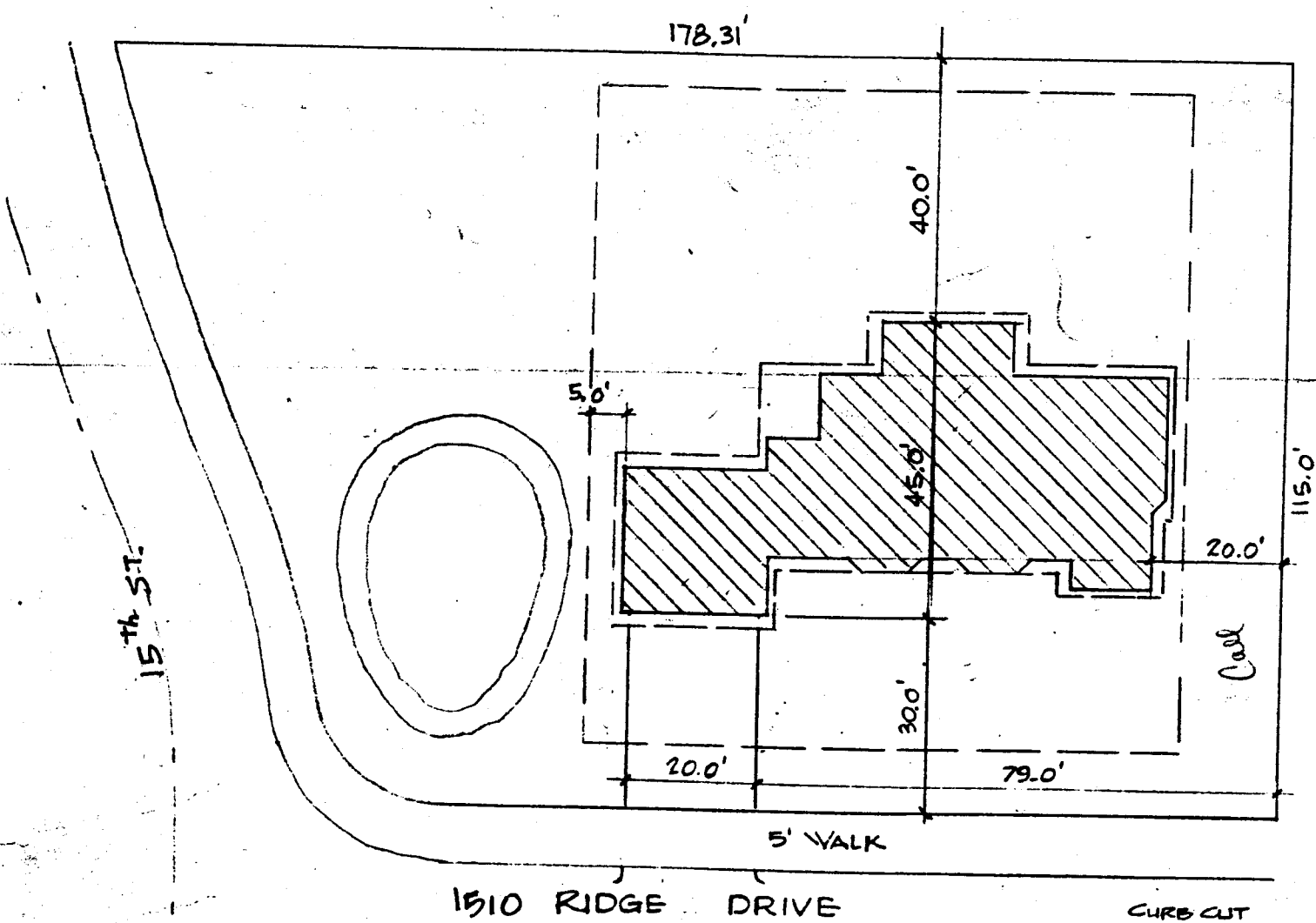
Kristen T. O'Connell
Department Approval

Jack H. Faulstich
Applicant Signature

6/26/92
Date Approved

6-26-92
Date

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



15th ST.

178.31'

40.0'

5.0'

45.0'

20.0'

115.0'

20.0'

79.0'

5' WALK

Curb

1510 RIDGE DRIVE

CURB CUT

LOT 1, BLOCK 2
PARMIGAN RIDGE SUB'D.

FILING #2

- PLOT PLAN -

SCALE - 1" = 20'

ACCEPTED *KVA 6/26/92*
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.