

DATE SUBMITTED: 10/16/92

PERMIT NO. 43214 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1836 Ridge Dr

SQ. FT. OF BLDG: 2136 SF

SUBDIVISION ~~XXXXXXXXXXXXXXXXXXXX~~ Bell Ridge

SQ. FT. OF LOT: 115 x 100 = 11,500 SF

FILING # 7 BLK # 1 LOT # 104

NO. OF FAMILY UNITS: Single

TAX SCHEDULE # 2945-01-25-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Ray Smith

USE OF EXISTING BUILDINGS: Single Family Residence

ADDRESS 1836 Ridge Dr.

DESCRIPTION OF WORK AND INTENDED USE: Sunroom Addition - 350 SF

TELEPHONE: 241-9513

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 \_\_\_\_\_ NO X

SETBACKS: FRONT 20' from property

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

SIDE 5' REAR 25'

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT \_\_\_\_\_

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.

Angeline Barrett  
Department Approval

D. Daniel Washington  
Applicant Signature

10/16/92  
Date Approved

10/16/92  
Date

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

