

DATE SUBMITTED: 10/19/92

PERMIT NO. 43198

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 381 1/2 W. Valley Circle SQ. FT. OF BLDG: 1730

SUBDIVISION Ridges SQ. FT. OF LOT: 9000 approx

FILING # 4 BLK # 11 LOT # 13E NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-201-04-014 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER G.H. Garrett USE OF EXISTING BUILDINGS: Single family residence

ADDRESS 383 W. Valley Circle DESCRIPTION OF WORK AND INTENDED USE: build new house

TELEPHONE: 243-0572

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

FOR OFFICE USE ONLY

ZONE ~~RD-4~~ PD-4 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____ CENSUS TRACT: 14 TRAFFIC ZONE: 06

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 Bassett
Department Approval
10/19/92
Date Approved

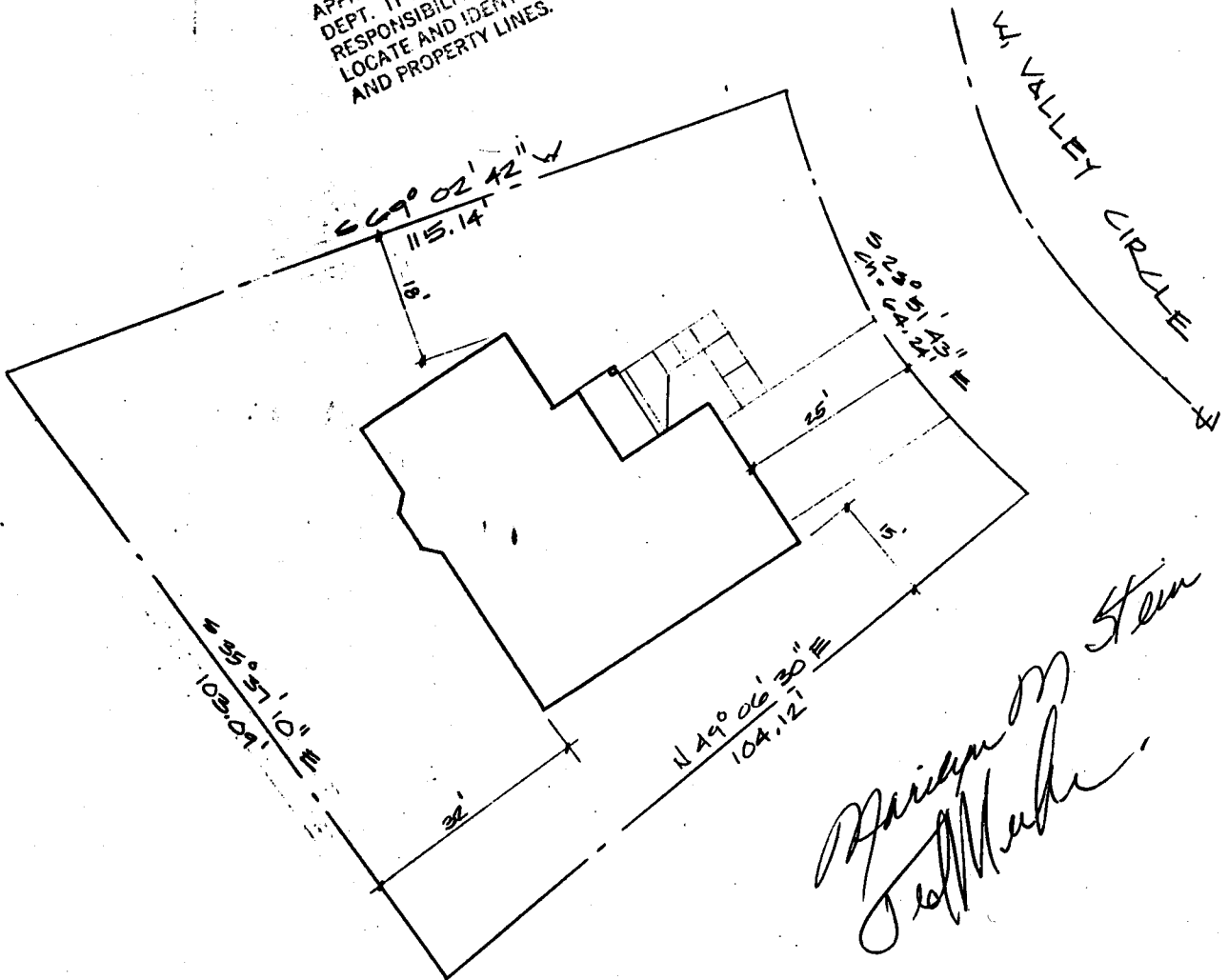
G.H. Garrett
Applicant Signature
10/19/92
Date

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

NOTE: Architectural Control Committee assumes no responsibility for the design, construction, or performance to all applicable codes.

APPROVED RIDGES Architectural Control Committee

ACCEPTED *Angeline Bell*
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.



William M. Stem
Jeff Mabe

381 1/2 W. VALLEY CIRCLE
LOT 13B Block 11
BLOCK 11
THE RIDGES FILING NO. FOUR
GRAND JUNCTION
COLORADO
FILE NO. 92-8-112 J
FILING NO. 4 RIDGES

S I T E P L A N

SCALE 1" = 20'

