

DATE SUBMITTED: 3-29-93

PERMIT # 44548 ✓

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 360 North Ridge Dr. SQ. FT. OF BLDG: 2,317 sq ft

SUBDIVISION: North Ridge Est. SQ. FT. OF LOT: 12,000 sq ft.

FILING # 3 BLK # 6 LOT # B NUMBER OF FAMILY UNITS: single

TAX SCHEDULE NUMBER: 2945-023-22-08 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

PROPERTY OWNER: Mr + Mrs. WAAGE USE OF ALL EXISTING BUILDINGS: Single Family Residence

ADDRESS: 360 North Ridge

PHONE: 242-1366

DESCRIPTION OF WORK AND INTENDED USE: Bedroom + Bath Addition SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-4 FLOODPLAIN: YES NO

SETBACKS: F 45' S 7' R 30' GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: _____ CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: 20

LANDSCAPING/SCREENING: _____ SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

DATE APPROVED: 3-29-93

APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED *[Signature]*
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.

