

DATE SUBMITTED: 3-2-93

PERMIT NO. 44211 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 404 Ridgeway Dr. SQ. FT. OF BLDG: ~~2500~~ 2380

SUBDIVISION Ridger SQ. FT. OF LOT: 13000

FILING # 1 BLK # 5 LOT # Redc NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-163-23-012 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Steve King USE OF EXISTING BUILDINGS: 0

ADDRESS 2415 Broadway

TELEPHONE: 242-8496 DESCRIPTION OF WORK AND INTENDED USE: New single family Res.

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

FOR OFFICE USE ONLY

ZONE PR 4 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO

SIDE 10 REAR 10 CENSUS TRACT: 14 TRAFFIC ZONE: 96

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.

[Signature]
Department Approval

3-2-93
Date Approved

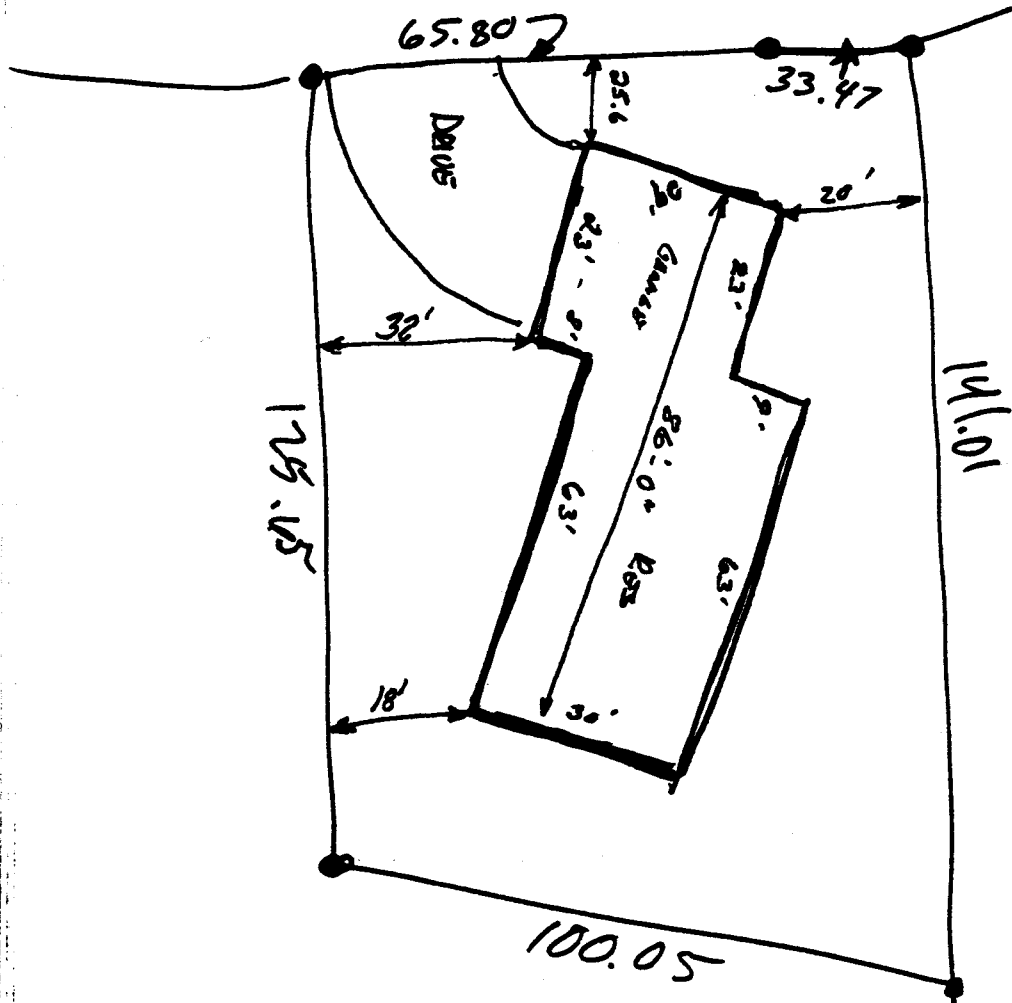
[Signature]
Applicant Signature

March 3, 1993
Date


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

Willco Easements

404 RIDGEWAY DRIVE



LEGAL: LOT # 2C Block # 5 Ridge Films # 1

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.