

DATE SUBMITTED: 1/22/93

PERMIT NO. 43949 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 391 Valley View wy

SQ. FT. OF BLDG: 2100 #

SUBDIVISION Ridges

SQ. FT. OF LOT: _____

FILING # 2 BLK # 10 LOT # 4B

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 29A5-201-04-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Lejean Somerville

USE OF EXISTING BUILDINGS: Residence

ADDRESS 391 Valley View wy

TELEPHONE: 241-0491

DESCRIPTION OF WORK AND INTENDED USE: Add Room - Recreation

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

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 10'

CENSUS TRACT: 14 TRAFFIC ZONE: 916

MAXIMUM HEIGHT 25'

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.

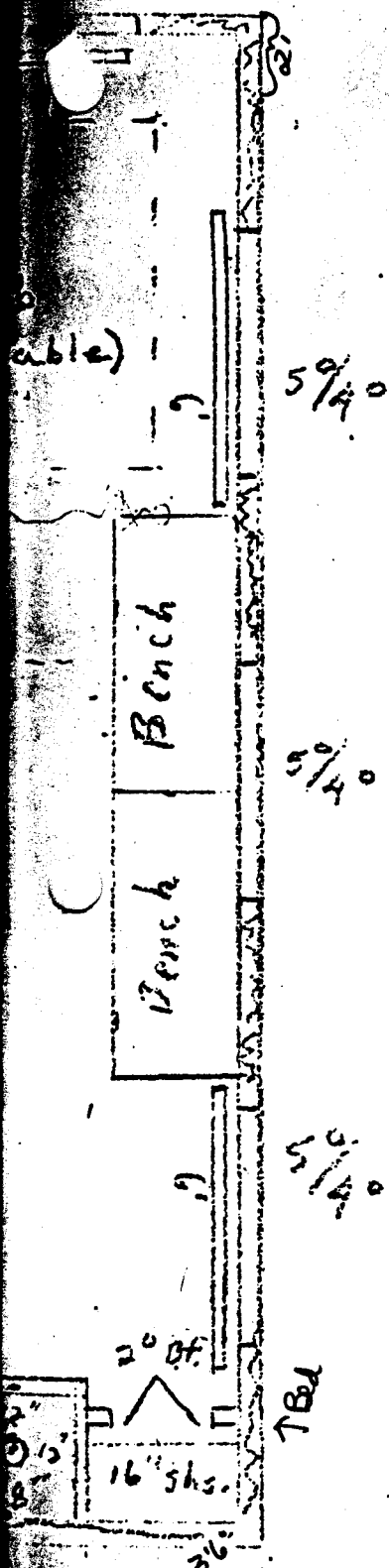
Angelina Bassett
Department Approval
1/22/93
Date Approved

Leo Puhari
Applicant Signature
1/22/93
Date

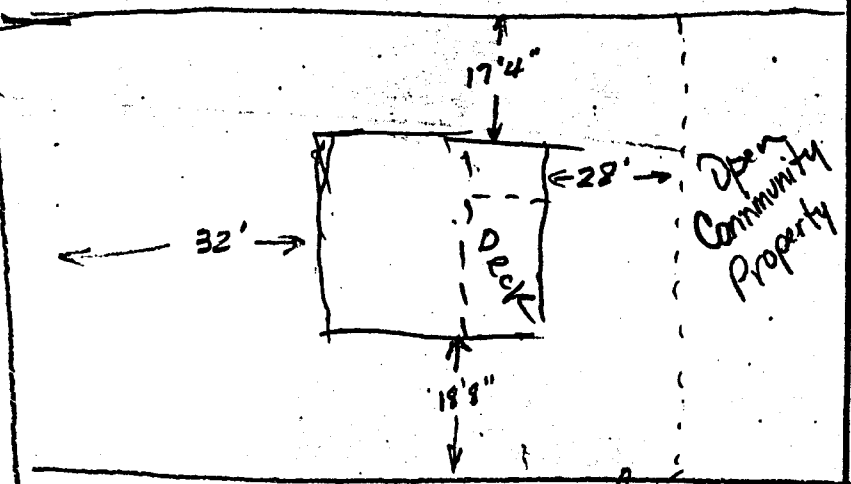
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

W. Elevation

add 2'x2'x1' Pad



(Valley View Way) STREET



OK [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 BASEMENTS AND PROPERTY LINES.

N

Sommerville - Henderson

Addition - 391 Valley View Way

Home 241-0491 LeRanis W 241-4182 Jim's W 245-0843

SCALE: 1/4" = 1'	APPROVED BY	DRAWN BY L.E.F.
DATE: 1/13/93		REVISED

Custom Building Specialties

DRAWING NUMBER