

DATE SUBMITTED \_\_\_\_\_

Original  
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BUILDING PERMIT NO. \_\_\_\_\_

FEE \$ 197 94

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 406 Ridges Blvd.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2790 sq. ft. x 3 structures

SUBDIVISION The Ridges

SQ. FT. OF EXISTING BLDG(S) -0-

FILING 2 BLK 6 LOT 1

NO. OF FAMILY UNITS 6

TAX SCHEDULE NO. 2945-163-26-New

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 7

OWNER Lee Courtney DBA La Roche Enterprises

USE OF EXISTING BLDGS Residential

ADDRESS 3228 Front Street, Clifton, CO

81520

TELEPHONE 434-7908

DESCRIPTION OF WORK AND INTENDED USE:  
To be constructed 3 Duplex Style Townhomes=6 living units

*Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

ZONE \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater

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

Side \_\_\_\_\_ from property line

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

Rear \_\_\_\_\_ from property line

Parking Req'mt 2 per residential unit

Maximum Height \_\_\_\_\_

File Number 97-94

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval \_\_\_\_\_

Applicant Signature Lee Courtney

Date Approved \_\_\_\_\_

Date 5-12-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)