

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>500⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59694</u>
FILE #

SFR PLANNING CLEARANCE

~~(single-family, multi-family development, non-residential development)~~

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 230 Ridgewood Ln TAX SCHEDULE NO. 2945-101-03-003

SUBDIVISION First Fruitwood SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400

FILING BLK #3 LOT #3 SQ. FT. OF EXISTING BLDG(S) N/A.

(1) OWNER Carl Nelson NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 436 Gummere Rd NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-6008 USE OF ALL EXISTING BLDGS SFR.

(2) APPLICANT Custom Const. DESCRIPTION OF WORK & INTENDED USE: New 1400
SFR w/ ATTACHED 2 CAR GARAGE

(2) ADDRESS 436 Gummere Rd

(2) TELEPHONE 242-6008

MAR 3 1997

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Landscaping / Screening Required: YES NO

SETBACKS: Front 20' from Property Line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 25' from PL Special Conditions: SEE ATTACHED - ENGINEERING DEPT. CONDITION

Maximum Height 32' Census Tract 4 Traffic Zone 10 Annx #

Maximum coverage of lot by structures 35%

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Carl Nelson Date 3/26/97

Department Approval Stacy Costello Date 3/31/97

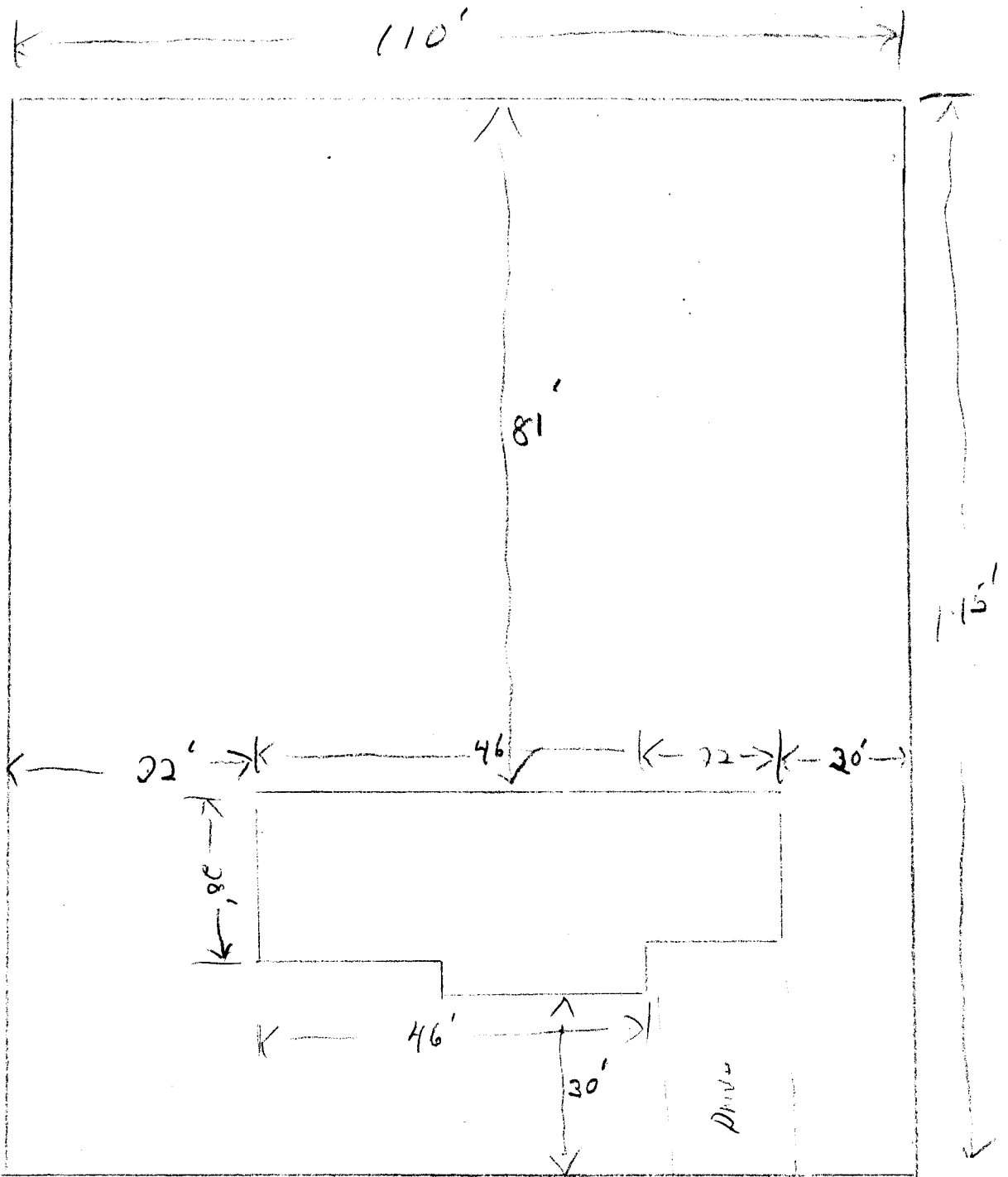
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10637

Utility Accounting Jim Cole Date 3/31/97

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLB 3/31/97
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.



Ridge wood Ln

230 RIDGEWOOD LANE
Fruitwood 1st Filing, Block 3, Lot 3

CONDITIONAL APPROVAL:

Public Works - Engineering Department
Kerrie Ashbeck, Development Engineer 244-1443

Prior to issuance of a Certificate of Occupancy, the developer/builder (Custom Construction, Carl Nelson) must install roadbase within the 30 foot wide dedicated r.o.w. for Ridgewood Lane consisting of 4" of Class 6 roadbase at a minimum width of 20 feet. The developer/builder will also provide a metal grate or plate to cover the existing irrigation box on the north side of the r.o.w. The City will install recycled asphalt to complete the improvements to Ridgewood Lane necessary to serve Lot 3.

The roadbase shall be installed by the developer/builder at his expense and must extend from the drivecut for Ridgewood Lane to the east edge of the driveway serving 230 Ridgewood Lane. When the installation of the roadbase is complete, and prior to issuance of the C.O., the developer/builder will contact the City Development Engineer to inspect and approve the installation of the roadbase. After acceptance of the roadbase, the Development Engineer will notify the City Streets crews to complete the recycled asphalt paving.


I hereby agree to install the roadbase improvements listed above in conformance with City standards prior to issuance of a Certificate of Occupancy for 230 Ridgewood Lane.



Carl Nelson, Custom Construction

3/30/97

Date

APPROVED:


Mark Relph, Public Works Manager

4/23/97

Date