

DATE SUBMITTED: P-22-88

PERMIT # 31360

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1755 Bell Ridge Ct

SQ. FT. OF BLDG: 2549

SUBDIVISION: Bell Ridge

SQ. FT. OF LOT: 10,250

FILING # _____ BLK # 3 LOT # 1

NUMBER OF FAMILY UNITS: One

TAX SCHEDULE NUMBER:
2945-012-17-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: Bob CATES

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 714 Vista Grande

PHONE: 243-2360

DESCRIPTION OF WORK AND INTENDED USE:
Single family residence

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: Rsf-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 45^{PL}4 S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

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 AN 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: 9-22-88

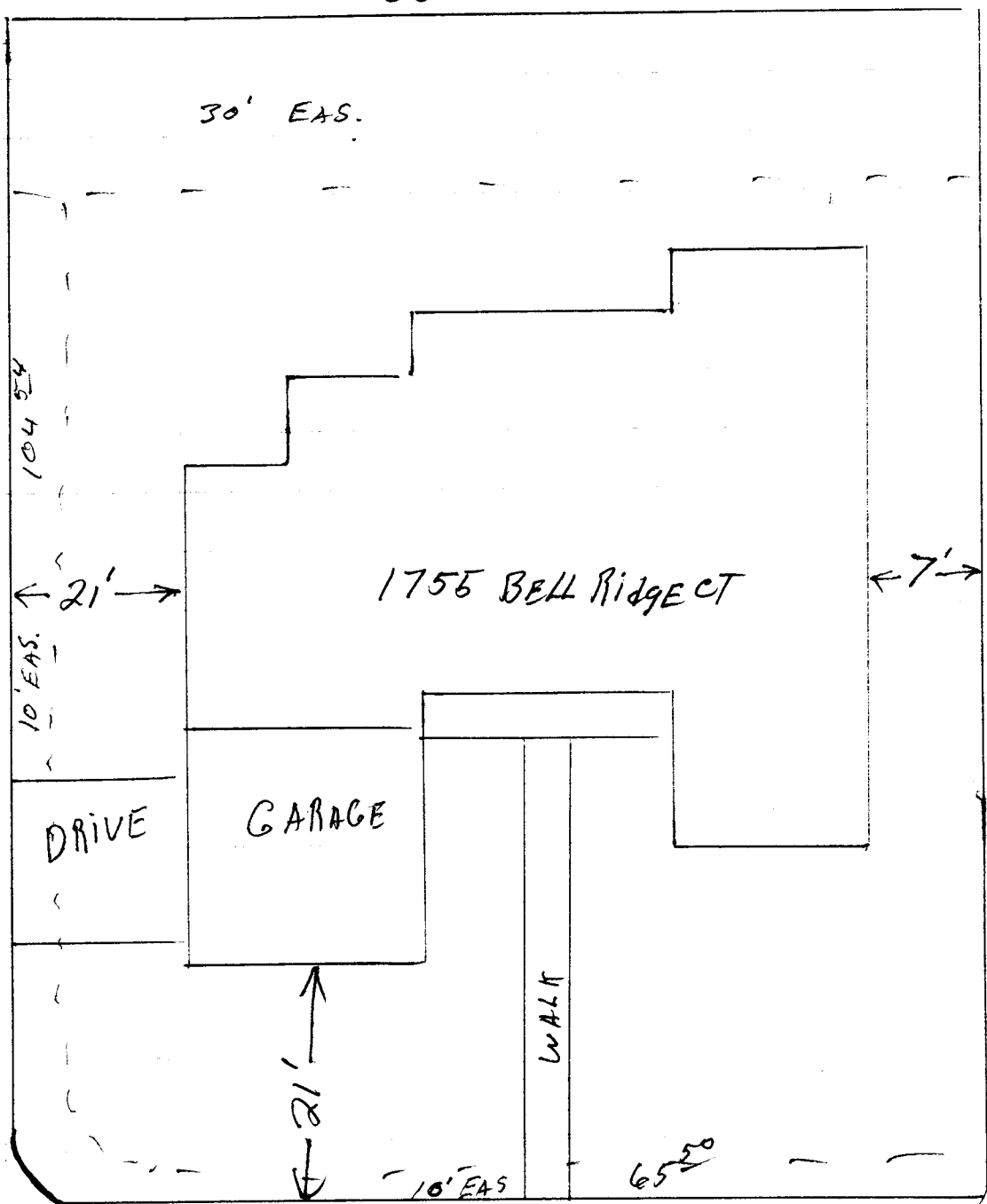
APPROVED BY: Archie Witzel

Ledey J. ...
SIGNATURE

10 3000

85 20

30' EAS.



1755 BELL RIDGE CT

DRIVE

GARAGE

WALK

NTH



CREST VIEW

BELL RIDGE CT

104 5/8

10' EAS.

21'

7'

124 5/8

21'

10' EAS

65 2/3