

DATE SUBMITTED: 3/23/90

PERMIT # 35411

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 4061 MAUREEN

SQ. FT. OF BLDG: 7938

SUBDIVISION: COURTLAND

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-011-44-002

PROPERTY OWNER: RUFUS M JONES

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1837 RIDGE DR.

PHONE: 241-4473-242 7303

DESCRIPTION OF WORK AND INTENDED USE: _____

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

NEW HOME

FOR OFFICE USE ONLY

ZONE: PR.4.2

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 Row 10 curll 5' 5 R 10

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: As per Plan

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: See Feb 4 7F-81
Single story structure

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.

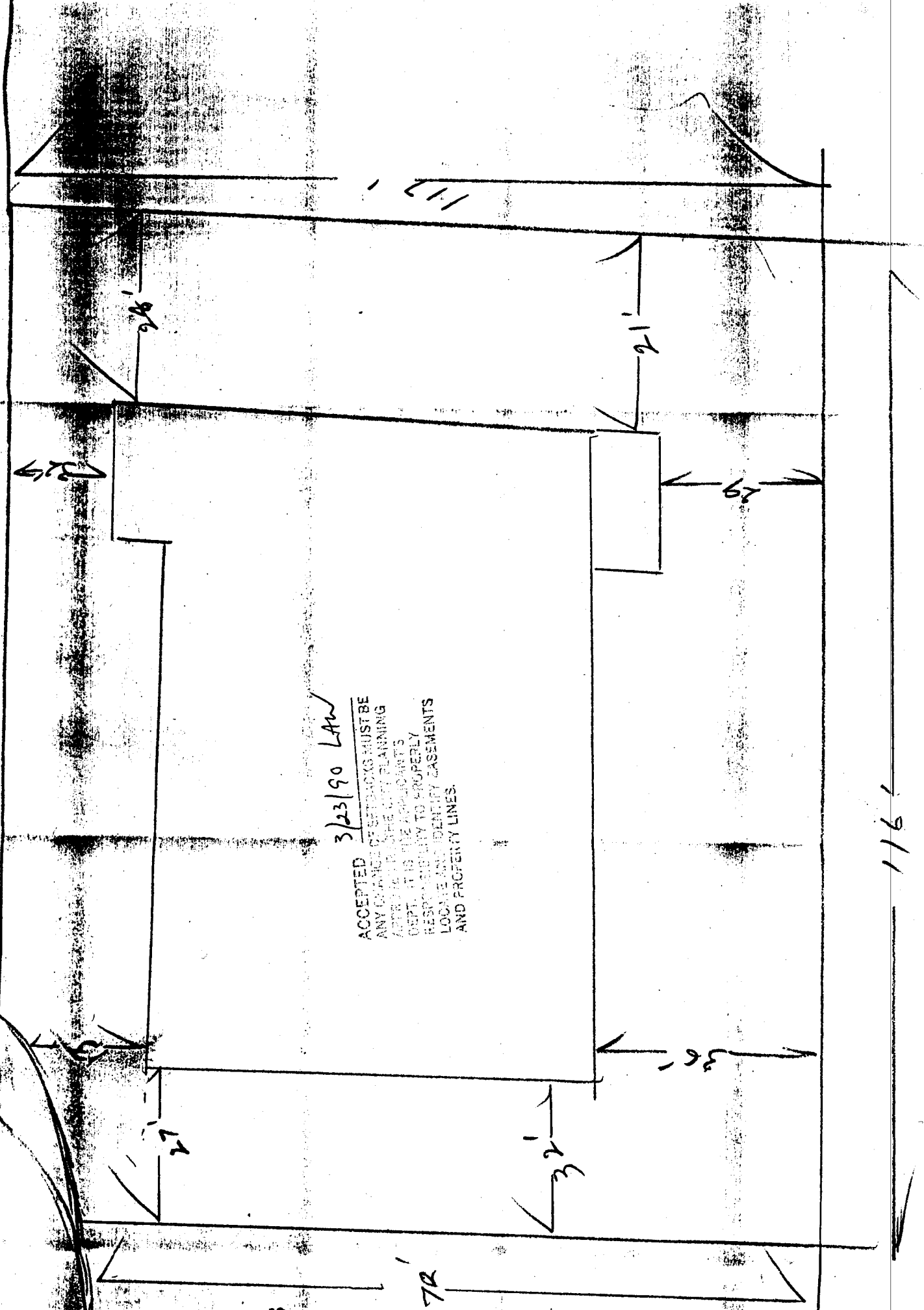
DATE APPROVED: 3-23-90

APPROVED BY: Linda Wertzel

Rufus M Jones
SIGNATURE

CORTLAND SUB, D,
LOT 2 - BLD 2

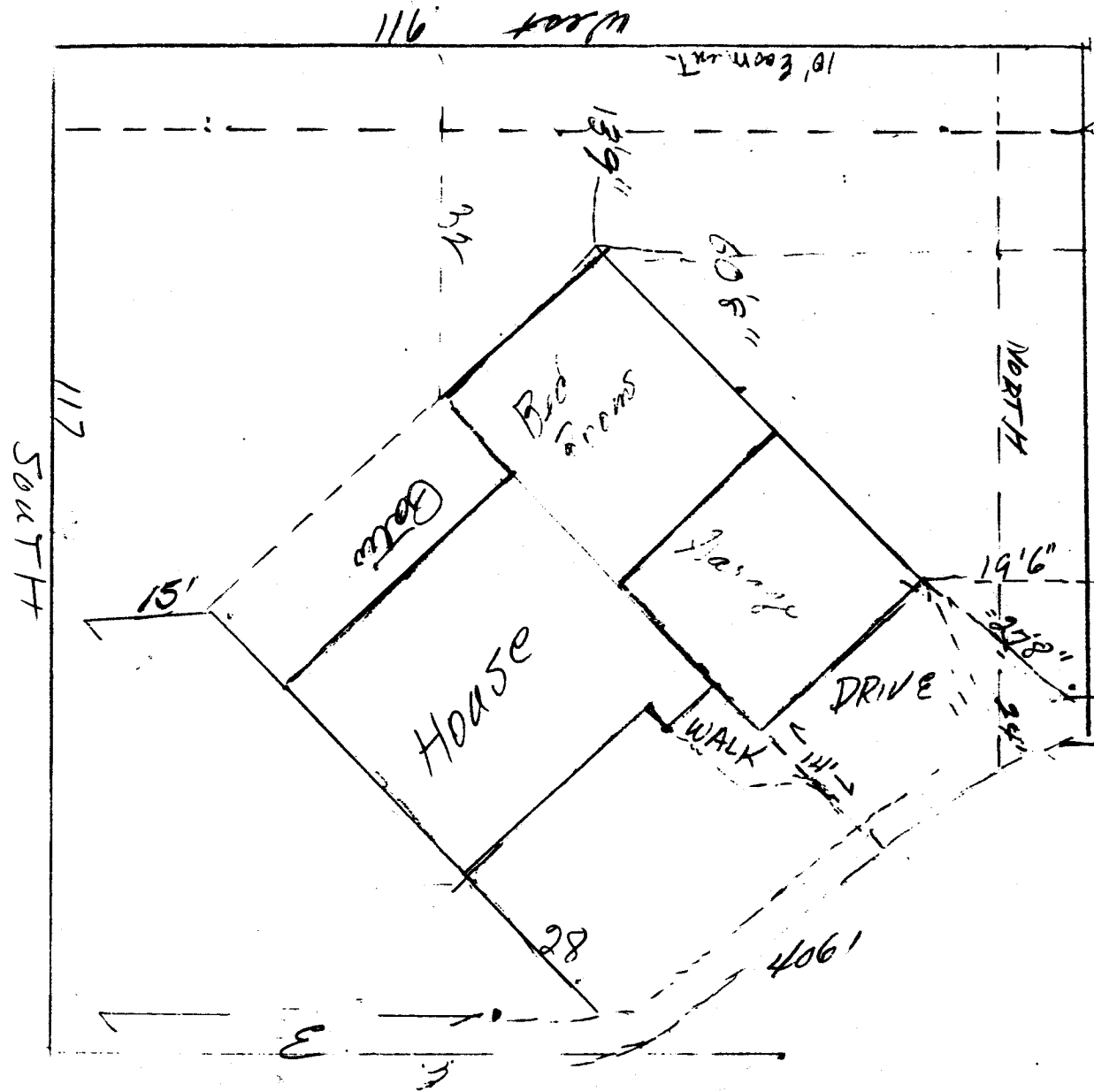
4061 MARGRETT ST



3/23/90 LAW
 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.

HOME ADD
 RUFUS M JONES
 1839 RIDGE DR.
 242-7303
 2945-011-44-002

WAS site plan
 other plan.
 Mrs. Jones
 11/6'



MAUREEN

ACCEPTED 3-26-90 *DD*
 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.