

DATE SUBMITTED: 11-15-91

PERMIT NO. 40514

FEE \$ 5⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3643 N. Bell Ridge Ct SQ. FT. OF BLDG: 1870

SUBDIVISION: Ptarmigan Ridge SQ. FT. OF LOT: 1/2 acre

FILING NO. 1 BLK NO. 1 LOT NO. 15 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2445-012-48-015 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER: Thomas & Son, Inc USE OF EXISTING BUILDINGS: 0

ADDRESS: 321 Quail Dr.

TELEPHONE: 245-1195 DESCRIPTION OF WORK AND INTENDED USE: New Single Family Residence

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-5 FLOODPLAIN: YES ___ NO ___

SETBACKS: FRONT 45' from centerline GEOLOGIC HAZARD: YES ___ NO ___

SIDE 5' REAR 25' CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT _____ 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.


Department Approval
11-15-91
Date Approved


Applicant Signature
Date 11-13-91

