

DATE SUBMITTED: 5/8/91

PERMIT # 38590

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 3638 Bell Ridge Ct SQ. FT. OF BLDG: 1722

SUBDIVISION: Platinum Ridge SQ. FT. OF LOT: .51 Acre

FILING # _____ BLK # 15 LOT # 16 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-011-46-016 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Jim West - Builder USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 743 Horizon Ct, #343 PHONE: 243-4318

DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence SUBMITTALS REQ'D: TWO (2) 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 X

SETBACKS: F 45 S 5 R 25 GEOLOGIC HAZARD: YES _____ NO X

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: 5/8/91

APPROVED BY: [Signature]

[Signature]
SIGNATURE

142.50'

LOT 16 BLOCK 1
PTARMIGAN RIDGE SUB.

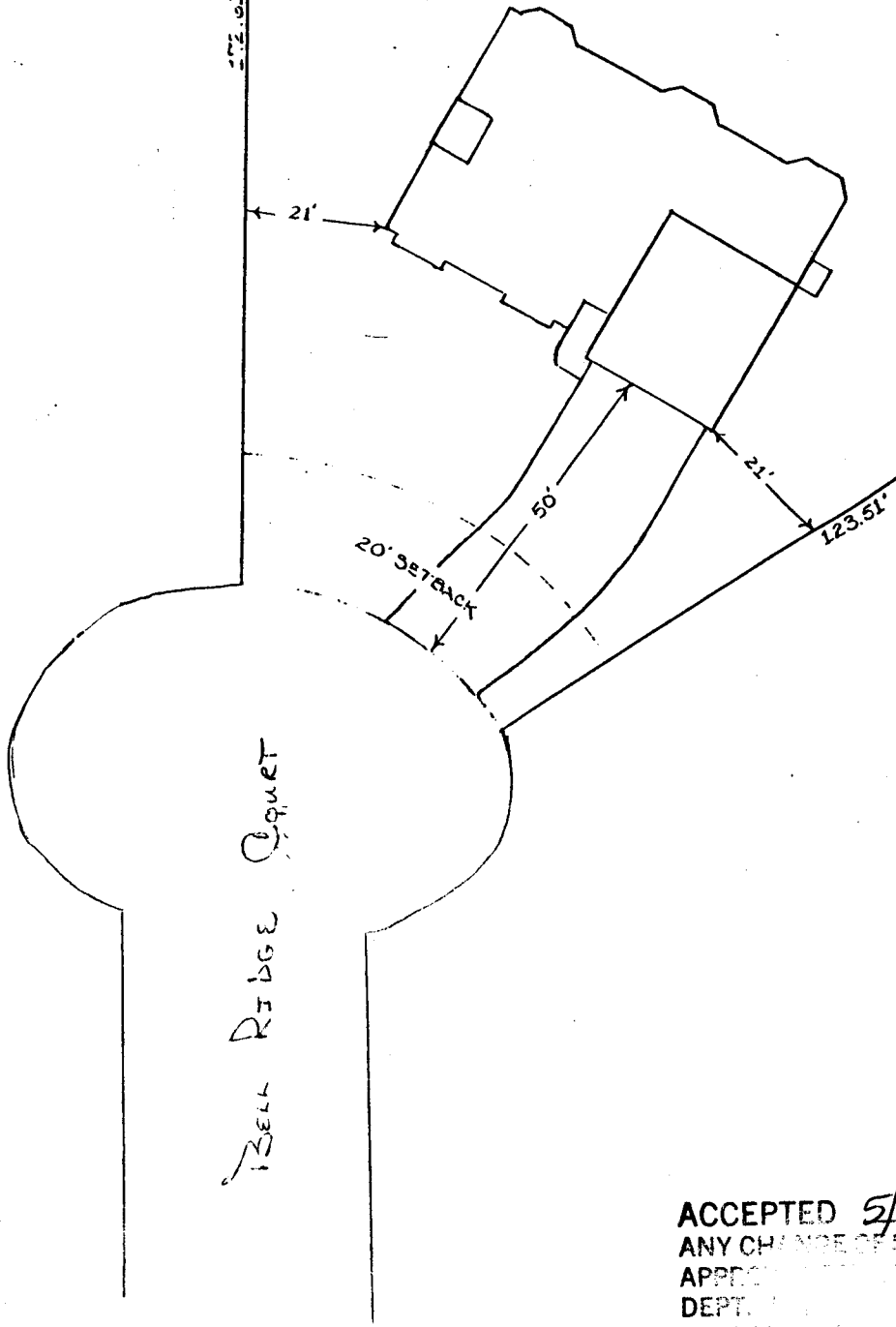
50' DRAINAGE IRRIGATION



10' IRRIGATION UTILITY EASEMENT

126.06'

142.02'



SITE PLAN
SCALE: 1"=20'

Bell Ridge Court

ACCEPTED 5/8/91 KKA
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
DEPT. BEFORE ANY CONSTRUCTION
RECOMMENDATIONS. PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

DATE 5-8-91 WATER AND/OR SEWER TAP ORDER TAP # 005537
ACCOUNT # _____ SERVICE ADDRESS 3632 BELL RIDGE CT TYPE S/F
PAYEE NAME Tim West Court LOT 16 BLK 1 SUB Harmony Ridge #1 SET UP DATE _____

ADDRESS 742 Harmony Ridge Ct 342
81501

PHONE # 242-4210

SERVICE NAME _____

MAILING ADDRESS _____

DESCRIPTION S/F

EQU COMPUTATIONS 1 EQV

REV ACCT # 92645-43413 \$ 750.00

REV ACCT # _____ \$ _____

TOTAL \$ 750.00

TREASURER RECEIPT # 45041

POWER OF ATTORNEY YES NO

2 MILES BEYOND CITY LIMITS YES NO

OTHER INFORMATION _____

Tim West
PAYEE'S SIGNATURE _____ DATE 5-8-91

CITY-COUNTY BUILDING INSPECTION
750 MAIN STREET, LOWER LEVEL
GRAND JUNCTION, CO 81501

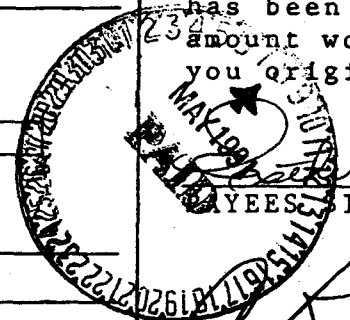
This is to certify that the above service address was cleared through City Hall and a sewer permit should now be secured at the Building Inspection Department. THIS FORM VOID IF NOT USED WITHIN THIRTY (30) CALENDAR DAYS

IMPORTANT

If you have not secured your building permit within the specified thirty (30) days you must return to City Hall for a new clearance and you must bring this form with you.

If for any other reason you need a new clearance bring the Treasurers Receipt with you to City Hall.

If you have not secured your building permit within the specified period of time and you return for a new clearance it will be necessary for you to pay an additional amount if there has been a price increase. The additional amount would be the difference between what you originally payed and the price increase.



Richardson
PAYEE'S SIGNATURE

Richardson
UTILITY ACCOUNTING