

DATE SUBMITTED: 10/30/91

PERMIT NO. 40272

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3603 RIDGE CT SQ. FT. OF BLDG: 1854

SUBDIVISION: PTARMINGAN RIDGE SQ. FT. OF LOT: AP-7000

FILING NO. 1 BLK NO. 1 LOT NO. 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-002 00.092 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER: RUFUS JONES

USE OF EXISTING BUILDINGS:

ADDRESS: 646 1/2 OX BOW RD

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 242-7303

NEW HOME

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 RPF-5

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 16 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

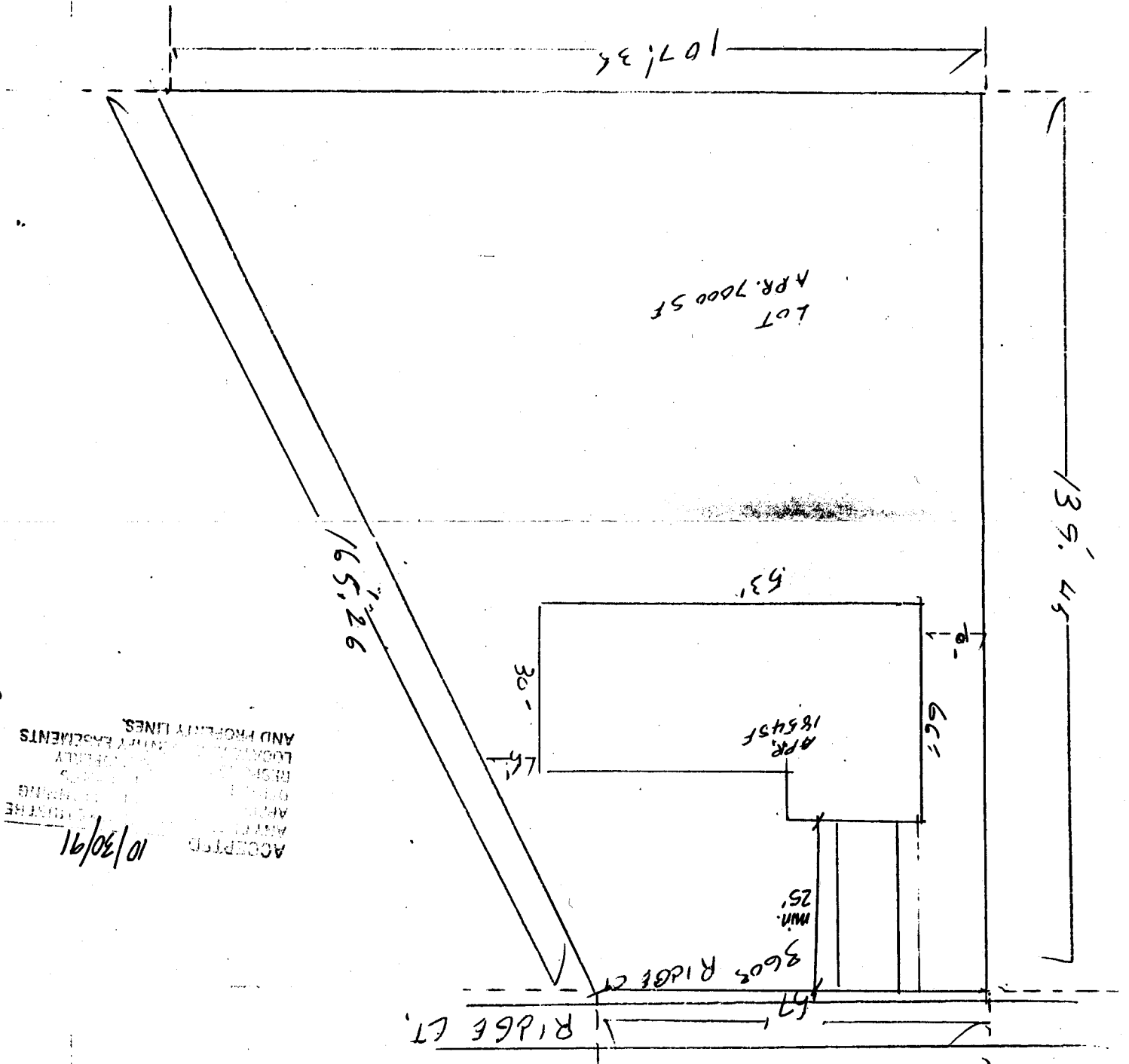
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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.

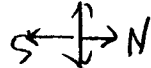
Tarita K. Adkins
Department Approval
10/30/91
Date Approved

Rufus M. Jones
Applicant Signature
10-30-91
Date



ACCEPTED
 10/30/91
 AND PROPERTY LINES.
 LOCATIONS OF EXISTING
 AND PROPOSED
 APPLICABLE
 AND THE

2945-012-00-092



RUFUS BOWEN RD
 6461
 21504
 242-7303