

DATE SUBMITTED: 4/30/91

PERMIT # 38633

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 3604 RIDGE CT.

SQ. FT. OF BLDG: 1850

SUBDIVISION: PTARMIGAN

SQ. FT. OF LOT: 100' x 112' (.22 ac)

FILING # 1 BLK # 1 LOT # 10

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
294-01-2480-10

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
None

PROPERTY OWNER: RUFUS JONES

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 3604 RIDGE CT.

Residence

PHONE: 242-7303

DESCRIPTION OF WORK AND INTENDED USE:
NEW HOME

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 #: _____

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: sewer clearance required for bldg dept - utilities releasing sewer for Ridge Court

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.

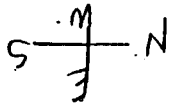
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

APPROVED: 4/30/91

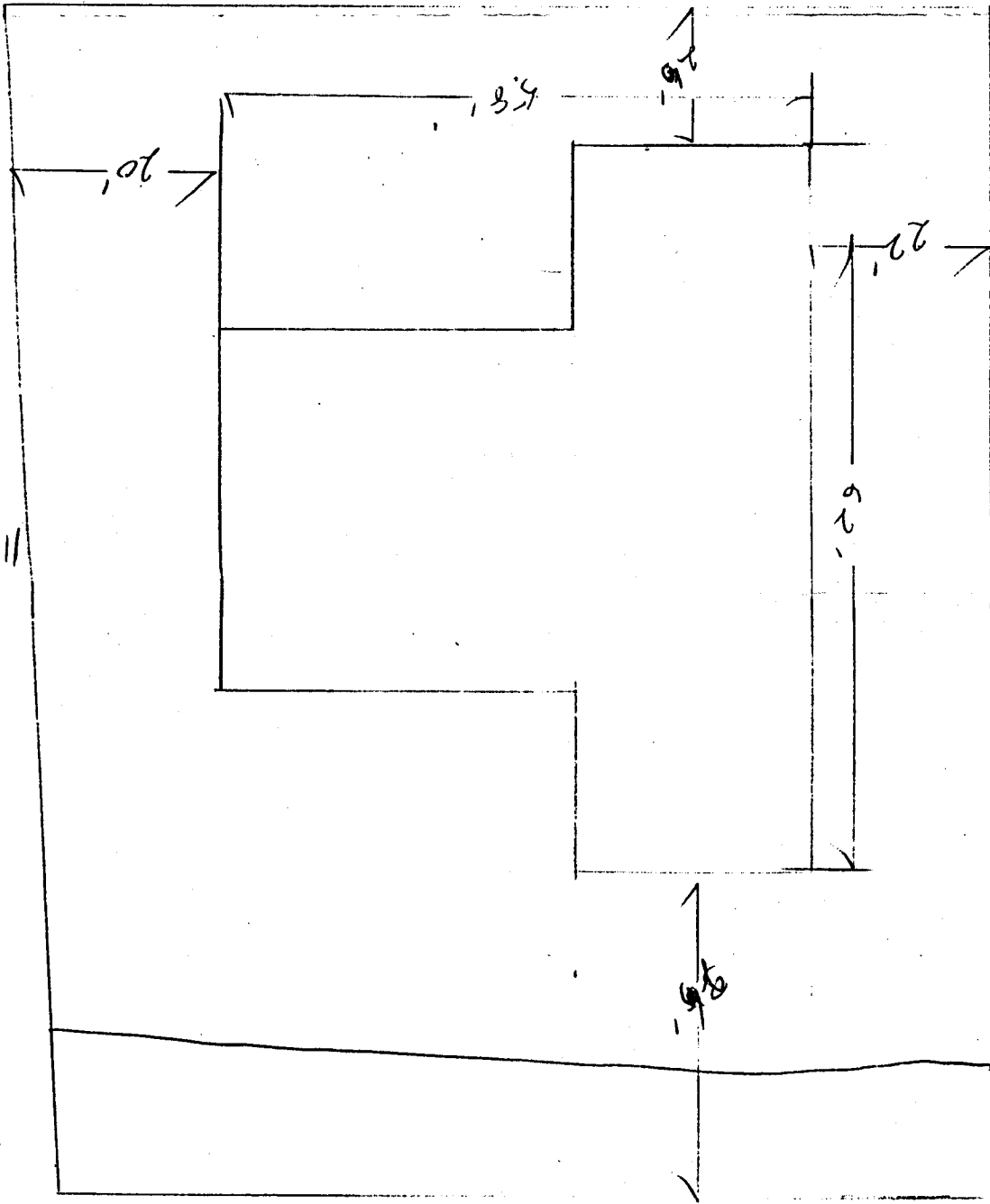
Rufus Jones
SIGNATURE

APPROVED BY: Karen L. Albeck

APPROVED KCA 4/30/91
MUST BE
SIGNING
DATE
BY
REVISIONS
LOCATIONS
AND COMMENTS



100' RIGGS CT.



117.66'

117.27'

96.26'