

DATE SUBMITTED: 8-27-91

PERMIT NO. 39627

FEE \$ \$ 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3608 Ridge Ct SQ. FT. OF BLDG: 1910
 SUBDIVISION: Plainsville Ridge SQ. FT. OF LOT: 7000
 FILING NO. 1 BLK NO. 1 LOT NO. 9 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE NO: 2915-012-48-009 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: Vacant
 OWNER: Rufus Jones USE OF EXISTING BUILDINGS: Resi
 ADDRESS: 6464 OX Bow Rd. DESCRIPTION OF WORK AND INTENDED USE: New Home
 TELEPHONE: 242-7303

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 R3F-5 FLOODPLAIN: YES ___ NO X
 SETBACKS: FRONT 20 (cul-de-sac) GEOLOGIC HAZARD: YES ___ NO ___
 SIDE 5 REAR 25 CENSUS TRACT: 10
 MAXIMUM HEIGHT 32 TRAFFIC ZONE: 21
 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.

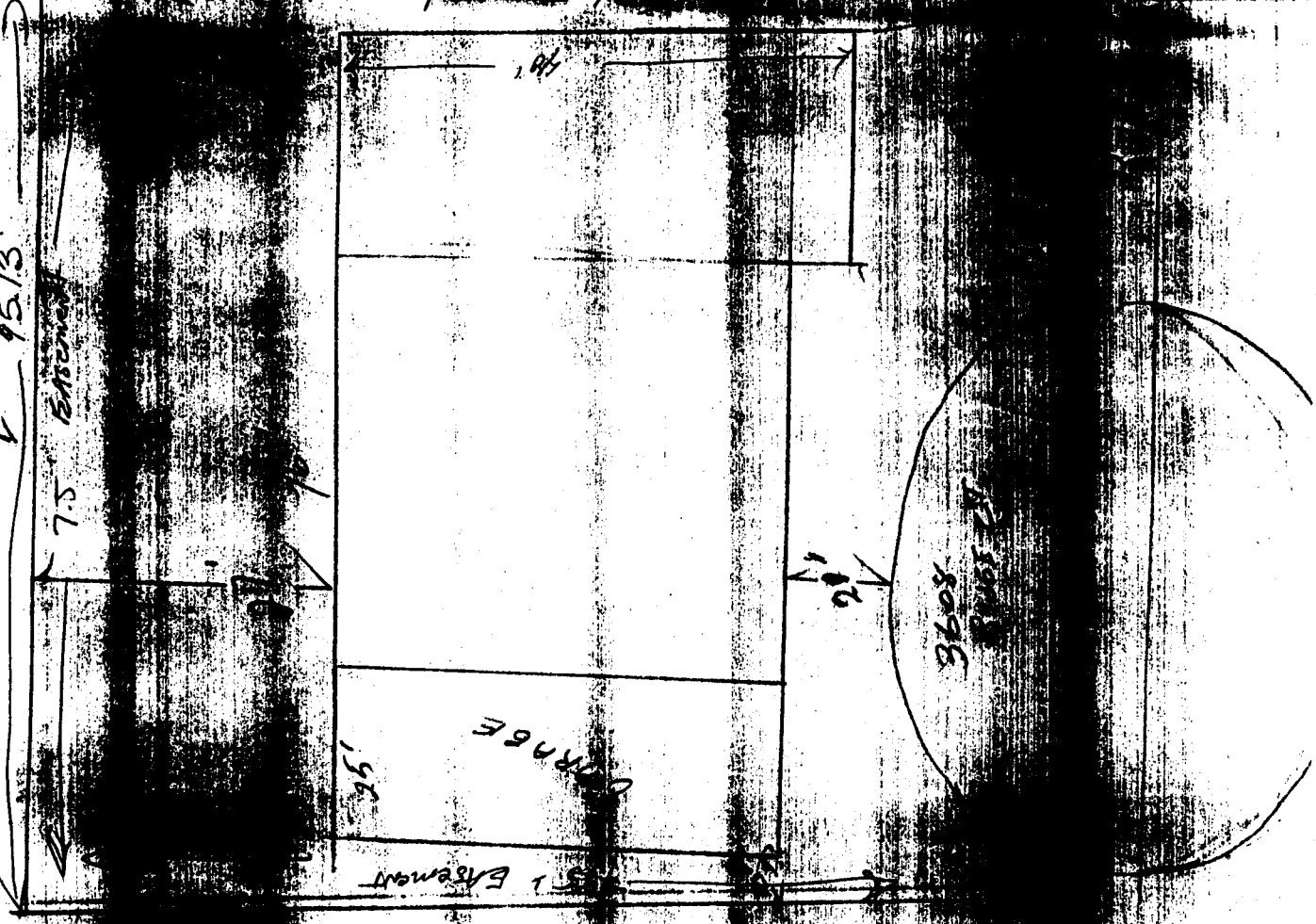
Kathy Foster
 Department Approval
8/27/91
 Date Approved

Rufus Jones
 Applicant Signature
8-27-91
 Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

95.13'

7.5' Easement



ACCEPTED *11/8/2011*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. ALL UTILITIES
 SHALL BE LOCATED IN THE
 EASEMENT AND PROPERTY EASEMENTS
 AND PROPERTY LINES.

RIDGE

RUFUS JONES