Date Approved

1/5/92

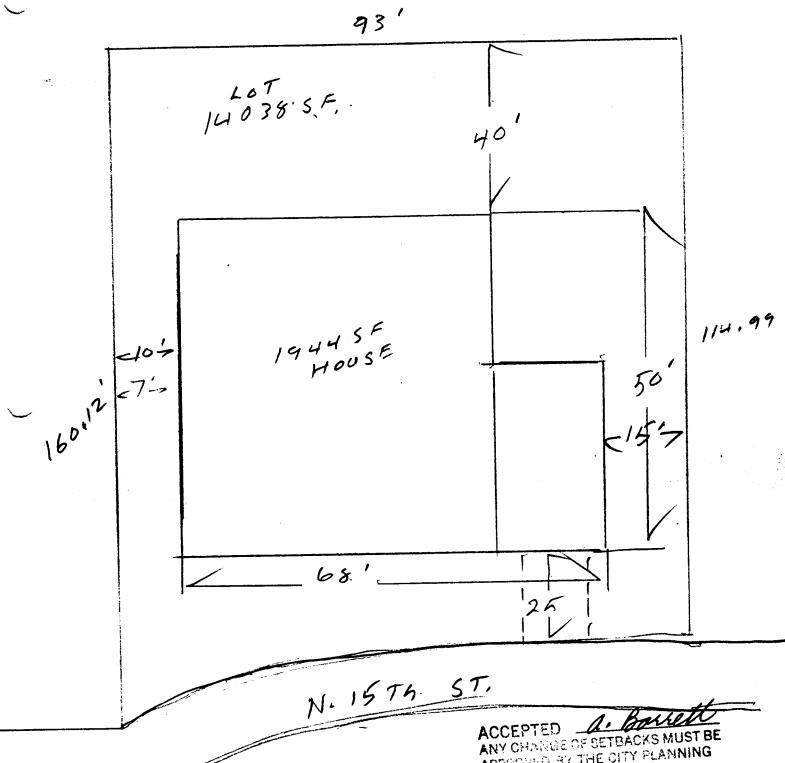
PERMIT NO. 43388

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT	
BLDG ADDRESS 3525 N. 15th St.	SQ. FT. OF BLDG:
SUBDIVISIONPlanmigan Ridge	SQ. FT. OF LOT:
SUBDIVISION <u>Planmigan Ridge</u> FILING # <u>Z</u> BLK # <u>L</u> LOT # <u>3</u>	NO. OF FAMILY UNITS:
TAX SCHEDULE # 2945-015 \$ 10-003	NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
OWNER Rufus Kones	USE OF EXISTING BUILDINGS:
ADDRESS 3612 N. Bell Ridge	DESCRIPTION OF WORK AND INTENDED HOS
TELEPHONE: <u>242 - 7303</u>	DESCRIPTION OF WORK AND INTENDED USE: Build new home.
REQUIRED: Two plot plans showing parking, landscaping, setba	acks to all property lines, and all streets which abut the parcel.
FOR OFFICE USE ONLY	
	ODPLAIN: YES NO
SETBACKS: FRONT <u>20' (45' from 4)</u> GEOLOGIC HAZARD: YES NO X	
	SUS TRACT:/O TRAFFIC ZONE:/7
MAXIMUM HEIGHT 32 PARK	ING REQ'MT
LANDSCAPING/SCREENING REQUIRED: SPEC	IAL 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.	
above. Famure to comply shall result in legal action.	, 0 10
Department Approval	Applicant Signature 11-3-92

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



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APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.