

DATE SUBMITTED: 11/3/92

11/5/92

PERMIT NO. 43388 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3525 N. 15th St.

SQ. FT. OF BLDG: 2000 + -

SUBDIVISION Plannigan Ridge

SQ. FT. OF LOT: 14038

FILING # 2 BLK # 1 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2A45-015 #10 003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Rufus Jones

USE OF EXISTING BUILDINGS: N/A

ADDRESS 3617 N. Bell Ridge

DESCRIPTION OF WORK AND INTENDED USE: Build new home

TELEPHONE: 242-7303

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-4

FLOODPLAIN: YES NO

SETBACKS: FRONT 20' (45' from 4)

GEOLOGIC HAZARD: YES NO

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 17

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.

Angeline Barrett
Department Approval

Rufus Jones
Applicant Signature

11/3/92
Date Approved

11-3-92
Date

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



93'

LOT
14038 S.F.

40'

1944 SF
HOUSE

114.99'

160.12'
←10'→
←7'→

50'
←15'→

68'

25'

N. 15TH ST.

ACCEPTED *A. Barrett*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

RIDGE
DR.