

DATE SUBMITTED: 3/4/92

PERMIT NO. 411341

FEE \$ 5.00

### PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3612 N Bellridge Ct SQ. FT. OF BLDG: 2,057

SUBDIVISION Parmigan Ridge SQ. FT. OF LOT: 13,407

FILING # 1 BLK # 1 LOT # 18 NO. OF FAMILY UNITS: One

TAX SCHEDULE # 2945-02-48-018 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER Rufus M Jones USE OF EXISTING BUILDINGS: Single Family

ADDRESS 646 1/2 Oxbow Rd DESCRIPTION OF WORK AND INTENDED USE: Single Family

TELEPHONE: 242-7303

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

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FOR OFFICE USE ONLY

ZONE RSF-5 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 45' Ctr of ROW or GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 5' REAR 25' 25' PL CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32' PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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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).

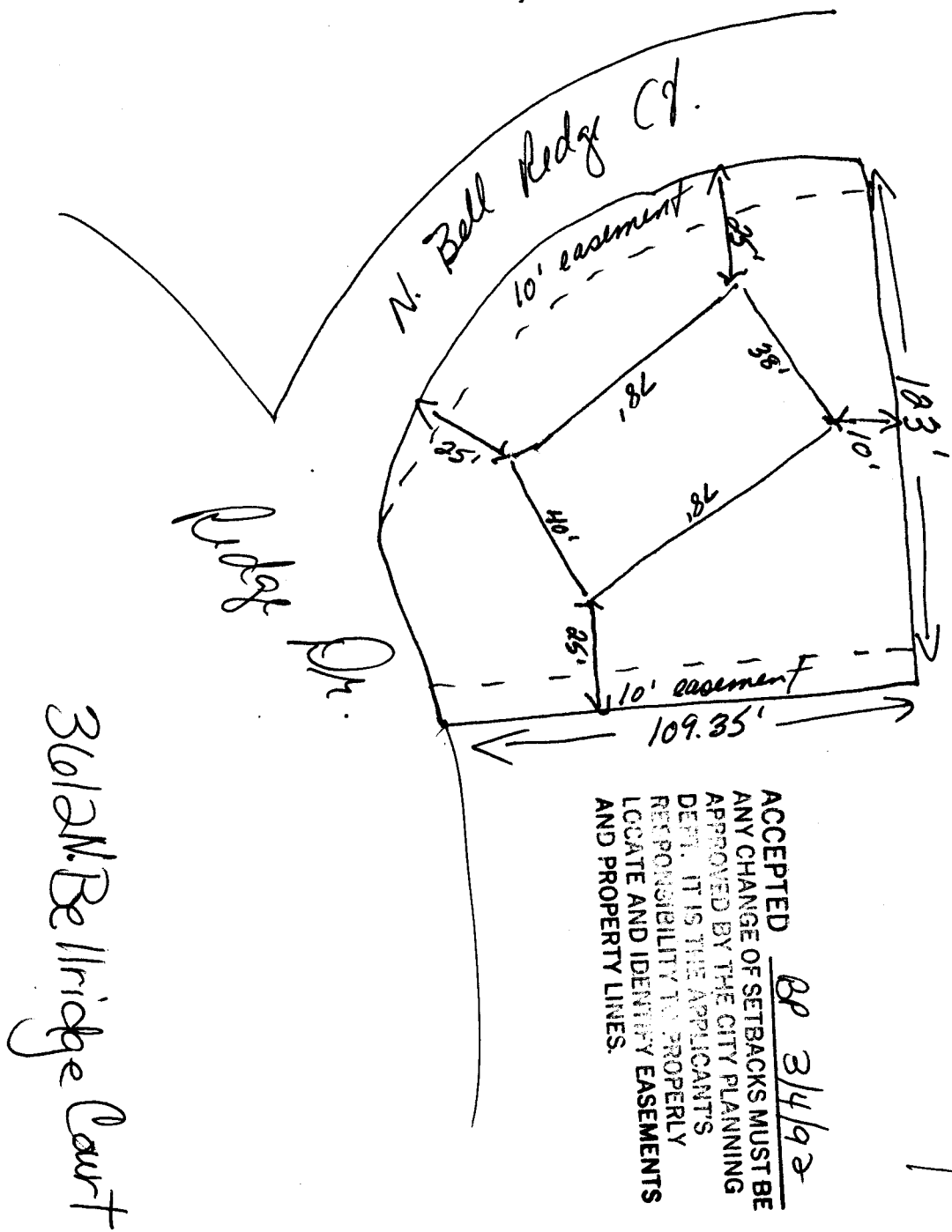
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

B. Paulson  
Department Approval  
3/4/92  
Date Approved

X Rufus Jones  
Applicant Signature  
3-4-92  
Date

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



Public Dr.

ACCEPTED RP 3/4/92  
 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.

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