

DATE SUBMITTED: 2/7/92

PERMIT NO. 40899 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3621 N Bellridge Ct

SQ. FT. OF BLDG: 2404

SUBDIVISION Ptarmigan Ridge

SQ. FT. OF LOT: 13068

FILING # 1 BLK # 1 LOT # 13

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-48-013

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

OWNER Wes + Peggy Hensley

USE OF EXISTING BUILDINGS:

ADDRESS 582 Cleveland, Grand Jct. Co

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 241-0285

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-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20 ^{45' from} ~~25'~~ _{Property line}

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 REAR 25

CENSUS TRACT: 10 TRAFFIC ZONE: 21

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.

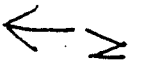
Kathy Parker
Department Approval
2/7/92
Date Approved

Bob Richardson
Applicant Signature
2/7/92
Date

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

Hensley Residence
3621 N. Bellridge Ct.
Farmington Ridge Filing # ONE
Block 1 Lot 13

ACCEPTED AP 2/7/92
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.



Bellridge Ct.

