

DATE SUBMITTED: 6/25/92

PERMIT NO. 42153 ✓  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3630 N. Bellridge Ct

SQ. FT. OF BLDG: 1748

SUBDIVISION Parmigian Ridge

SQ. FT. OF LOT: \_\_\_\_\_

FILING # 1 BLK # 1 LOT # 17

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 012 48017

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

OWNER Carman Laiminger

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 314 Howard Delta Co

DESCRIPTION OF WORK AND INTENDED USE: New Residence

TELEPHONE: 874-4645

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 ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

SIDE 5 REAR 25

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

N/A

N/A

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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.

Karl M. Meyer  
Department Approval

Richard Davis  
Applicant Signature

6/25/92  
Date Approved

6/25/92  
Date

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

123'

25 ft 40  
west property  
line

156"

ACCEPTED 6/25/92 Kelly  
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.

15'

N. Bell Ridge Court

