

DATE SUBMITTED: 4/29/92

PERMIT NO. 416491

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3635 N. Bellridge Ct SQ. FT. OF BLDG: 1758
 SUBDIVISION Ptarmigan Ridge SQ. FT. OF LOT: 15,000
 FILING # 1 BLK # 1 LOT # 14 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-012-48-014 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0
 OWNER Rufus Jones USE OF EXISTING BUILDINGS: Single Family
 ADDRESS 646 1/2 Oxbow Rd DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence
 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-5 FLOODPLAIN: YES _____ NO X
 SETBACKS: FRONT 20' Property Line GEOLOGIC HAZARD: YES _____ NO X
 SIDE 5' REAR 25' or 45' ctn of ROW 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.

B. Paulson
 Department Approval
4/29/92
 Date Approved

X Rufus Jones
 Applicant Signature
X 4-29-92
 Date

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

3639
N. BEL RIDGE CT.

471

20

24

50

1012

ACCEPTED BP 4/24/12
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
COMMISSION. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

57

57

30

57'

50'

37 ACRE

150'

151'

1012

