

DATE SUBMITTED: 2/24/93

PERMIT NO. 44204 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1804 Bell Ridge Ct SQ. FT. OF BLDG: 1836
 SUBDIVISION Bell Ridge Sub SQ. FT. OF LOT: 10639
 FILING # 1 BLK # 2 LOT # 9 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-012-16-006 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 OWNER LARRY Timm PLANNED CONSTRUCTION: _____
 ADDRESS _____ USE OF EXISTING BUILDINGS: _____
 TELEPHONE: _____ DESCRIPTION OF WORK AND INTENDED USE:
Residence

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 45' 6" GEOLOGIC HAZARD: YES _____ NO X
 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).

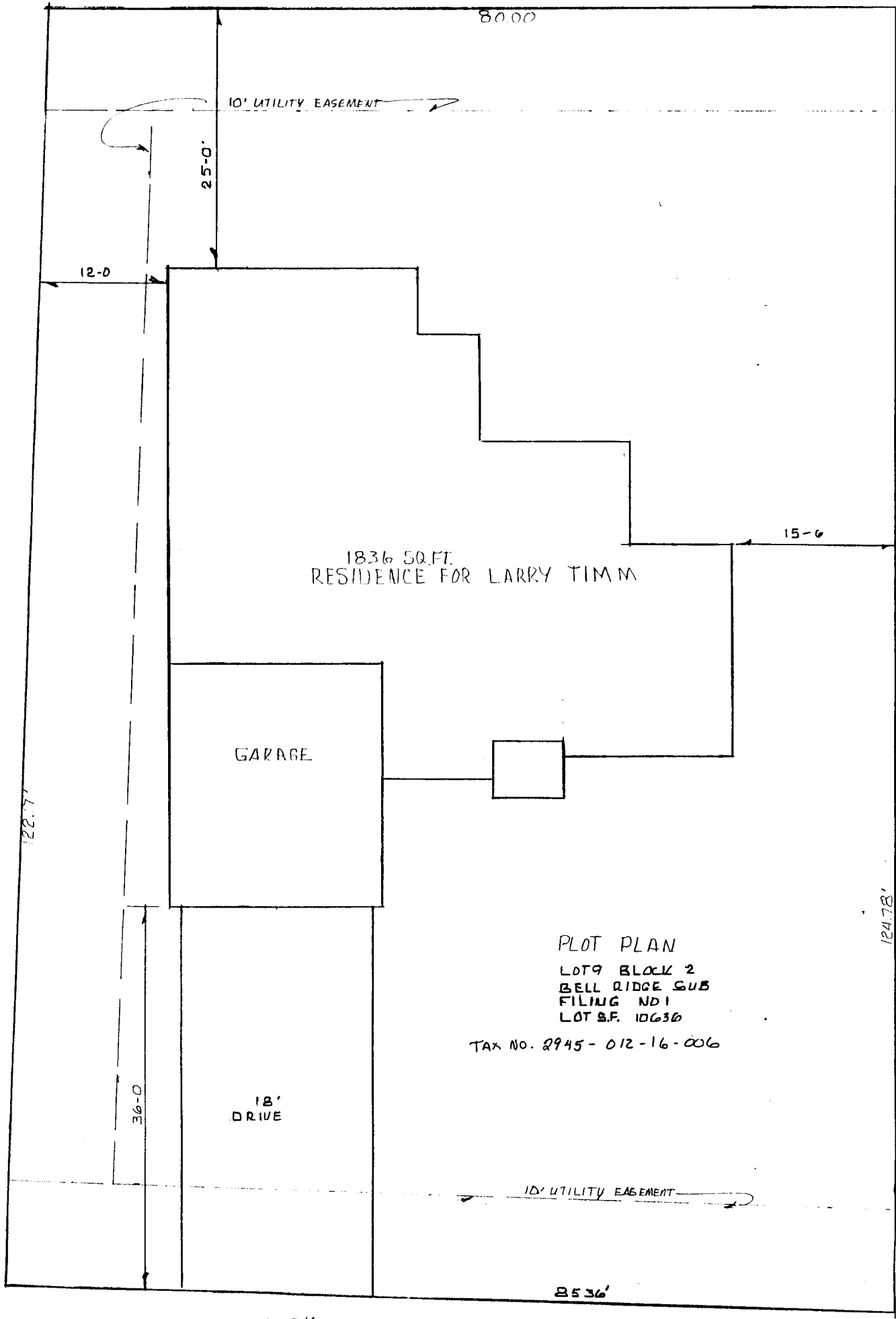
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Kirsten Z. Blumfeldt
 Department Approval
2/24/93
 Date Approved

Wesley McElhara
 Applicant Signature
2-24-93
 Date

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



1804 BELL RIDGE COURT

PLOT PLAN
LOT 9 BLOCK 2
BELL RIDGE SUB
FILING NO 1
LOT S.F. 10630
TAX NO. 2945-012-16-006

KCA 2/21/93