

DATE SUBMITTED: 1/20/93

PERMIT NO. 44002

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1525 Harmigan Ridge Ct. SQ. FT. OF BLDG: 1948

SUBDIVISION Harmigan Ridge SQ. FT. OF LOT: 8800

FILING # 3 BLK # 3 LOT # 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-012-56-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Rufus Jones USE OF EXISTING BUILDINGS: Single Family

ADDRESS 3612 N. Bell Ridge Ct. DESCRIPTION OF WORK AND INTENDED USE: Build new home

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 RSE-4 FLOODPLAIN: YES NO

SETBACKS: FRONT 20' from property or 45' from C GEOLOGIC HAZARD: YES NO

SIDE 7 REAR 30' 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.

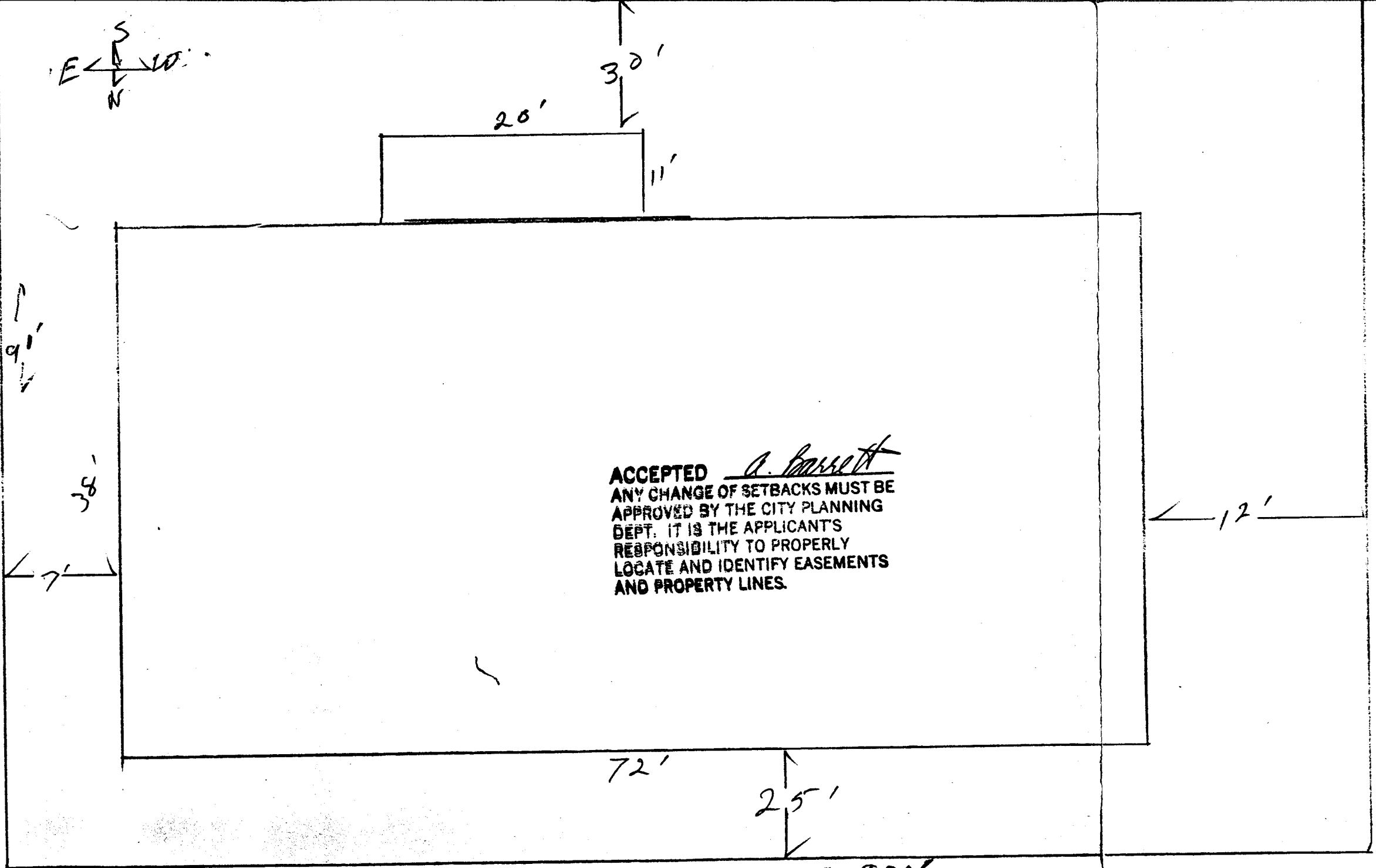
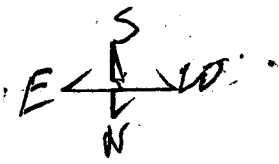
Angeline Barrett
Department Approval

Rufus Jones
Applicant Signature

1/20/93
Date Approved

1-20-93
Date

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



ACCEPTED *A. Barrett*
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.

1525 PTAI MIBAU RIDGE CT.