

DATE SUBMITTED: 10-16-87

PERMIT # 28961

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1534 CRESTVIEW COURT SQ. FT. OF BLDG: 3700+-

SUBDIVISION: CRESTVIEW SQ. FT. OF LOT: 11,754

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 7 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-013-07-019 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: NORMAN MITCHELL USE OF ALL EXISTING BUILDINGS: 0

ADDRESS: \_\_\_\_\_

PHONE: (WORK) 242-8112

DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY RES. SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: PR-8 FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 15' S 0' R 10' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_ CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: MIN. distance

\* Needs to meet requirements of architectural committee between structures 12 feet

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

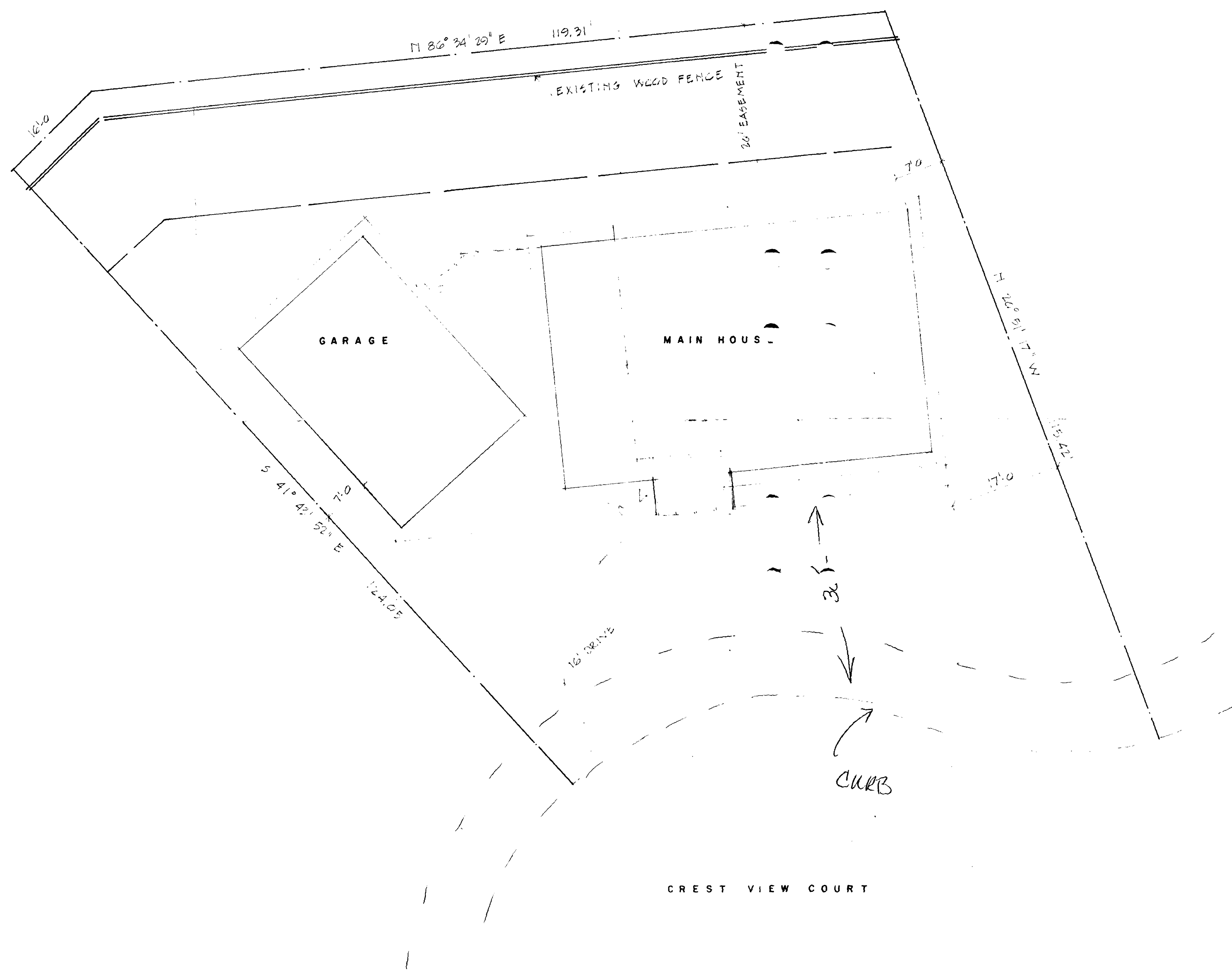
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 10-16-87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



PLOT PLAN  
SCALE 1" = 0'-0"



MITCHELL HOUSE  
CREST VIEW COURT G.J.

FRANK A. WAGNER  
ARCHITECT

DATE:  
DRAWN BY: FAW

SHEET  
A1