

DATE SUBMITTED: April 12, 1988

PERMIT # 29974

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1523 Crest View Ct.

SQ. FT. OF BLDG: 2696

SUBDIVISION: Crest View

SQ. FT. OF LOT: App. 12,000

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 9

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:  
2945-013-07-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: CRIS Miller

ADDRESS: P.O. Box 3076  
394 E. Valley Cr.  
1.59. 81502

USE OF ALL EXISTING BUILDINGS:  
None

PHONE: 243-0113

DESCRIPTION OF WORK AND INTENDED USE:  
New House

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: PR8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20' from SO' w/12' R 10'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 32'  
Prop. Line min. between Structures

CENSUS TRACT #: 10

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: yard

SPECIAL CONDITIONS: none

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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.

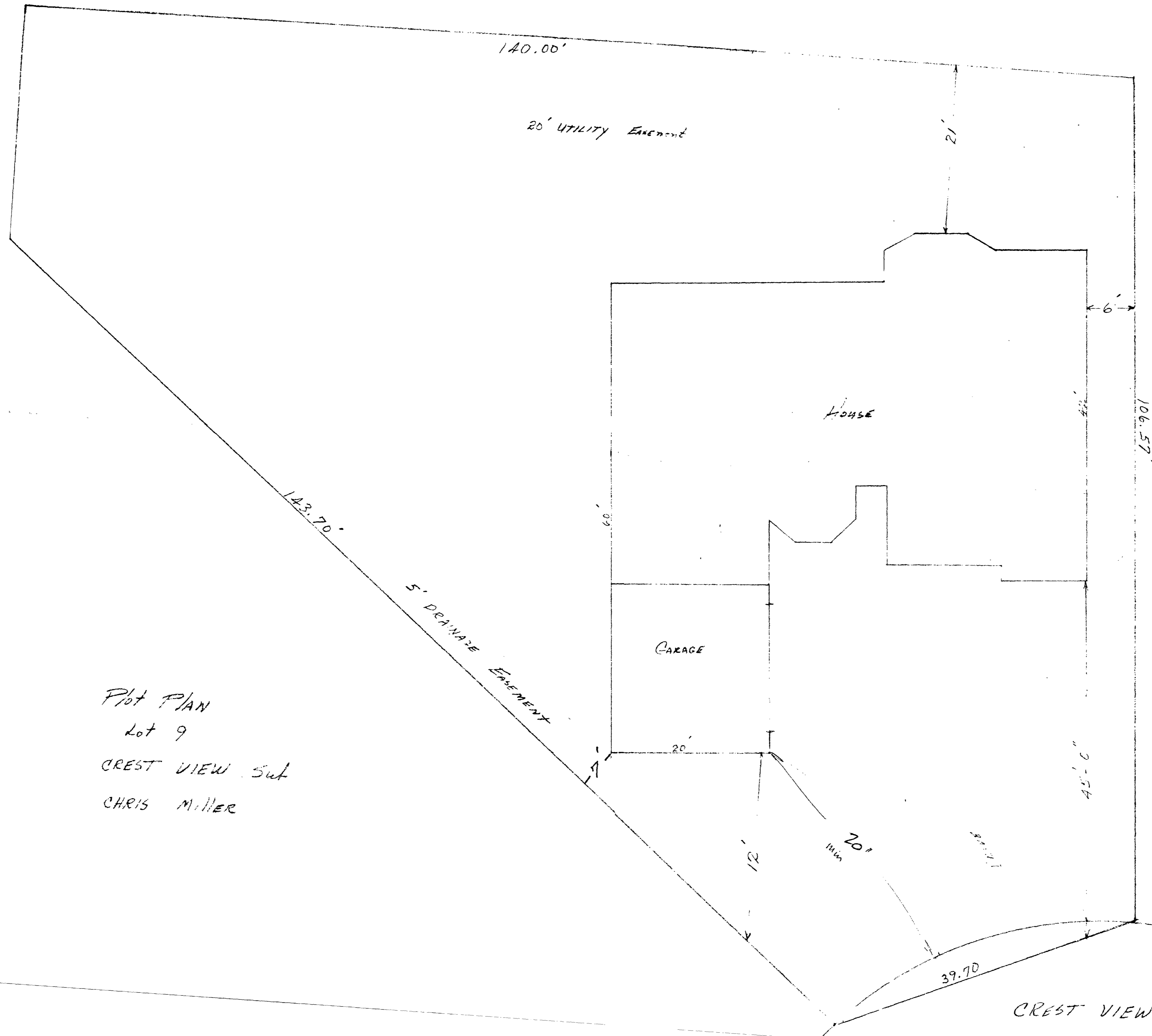
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO OMPLY SHALL RESUL IN LEGAL ACTION.

DATE APPROVED: 4-12-88

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

15TH STREET



Plot Plan  
Lot 9  
CREST VIEW Sub  
CHRIS MILLER