

DATE SUBMITTED: 8/31/89

PERMIT # 33897

FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1745 Crest View Dr.

SQ. FT. OF BLDG: 2600

SUBDIVISION: Crest View

SQ. FT. OF LOT: 10500

FILING # 1 BLK #      LOT # 23

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-013-09-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: Esther Faussone

USE OF ALL EXISTING BUILDINGS:  
    

ADDRESS: 1745 Crest View Dr

PHONE: 243-1545

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 15' S 0' R 10'

GEOLOGIC HAZARD: YES      NO     

MAXIMUM HEIGHT:     

CENSUS TRACT #: 10

PARKING SPACES REQ'D:     

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING:     

SPECIAL CONDITIONS: 12 feet min between structures

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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.)

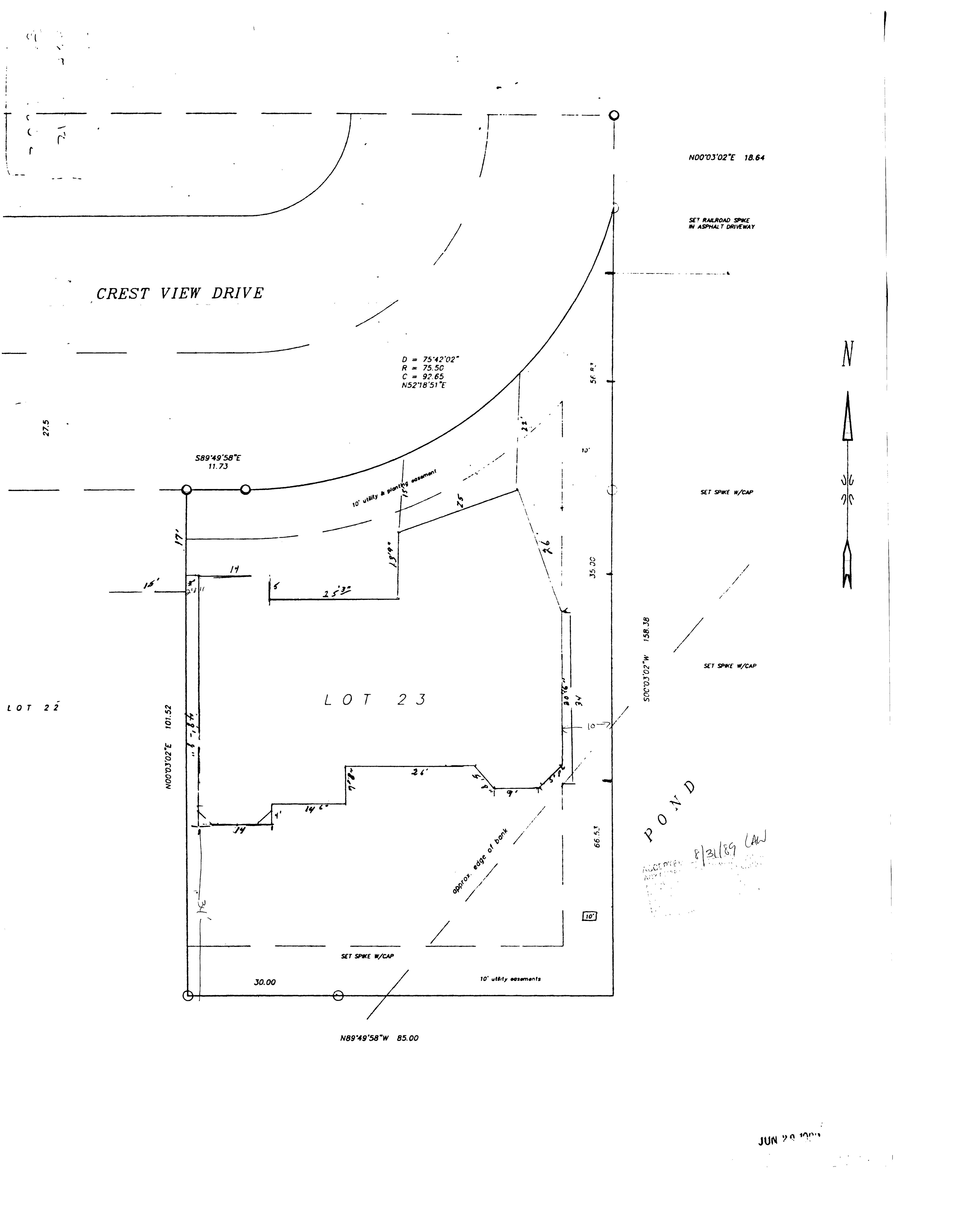
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 8/31/89

APPROVED BY: Linda Witzel

\* Esther Faussone  
SIGNATURE



JUN 20 1989