

DATE SUBMITTED: July 10, 1990

PERMIT # 36322

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1755 A Crestview Dr.

SQ. FT. OF BLDG: 1650

SUBDIVISION: Crestview II

SQ. FT. OF LOT: 17750

FILING # _____ BLK # 1 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945 013 10 001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: Douglas C. Lockhart
ADDRESS: 3126 Cloverdale Ct.

USE OF ALL EXISTING BUILDINGS:
n/a

PHONE: 243-4341

DESCRIPTION OF WORK AND INTENDED USE:
Build new single-family residence

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, ~~LAND-~~
~~SCAPING~~, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RR-9

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 15 S 0 R 10

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: min between
structures is 12 feet

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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

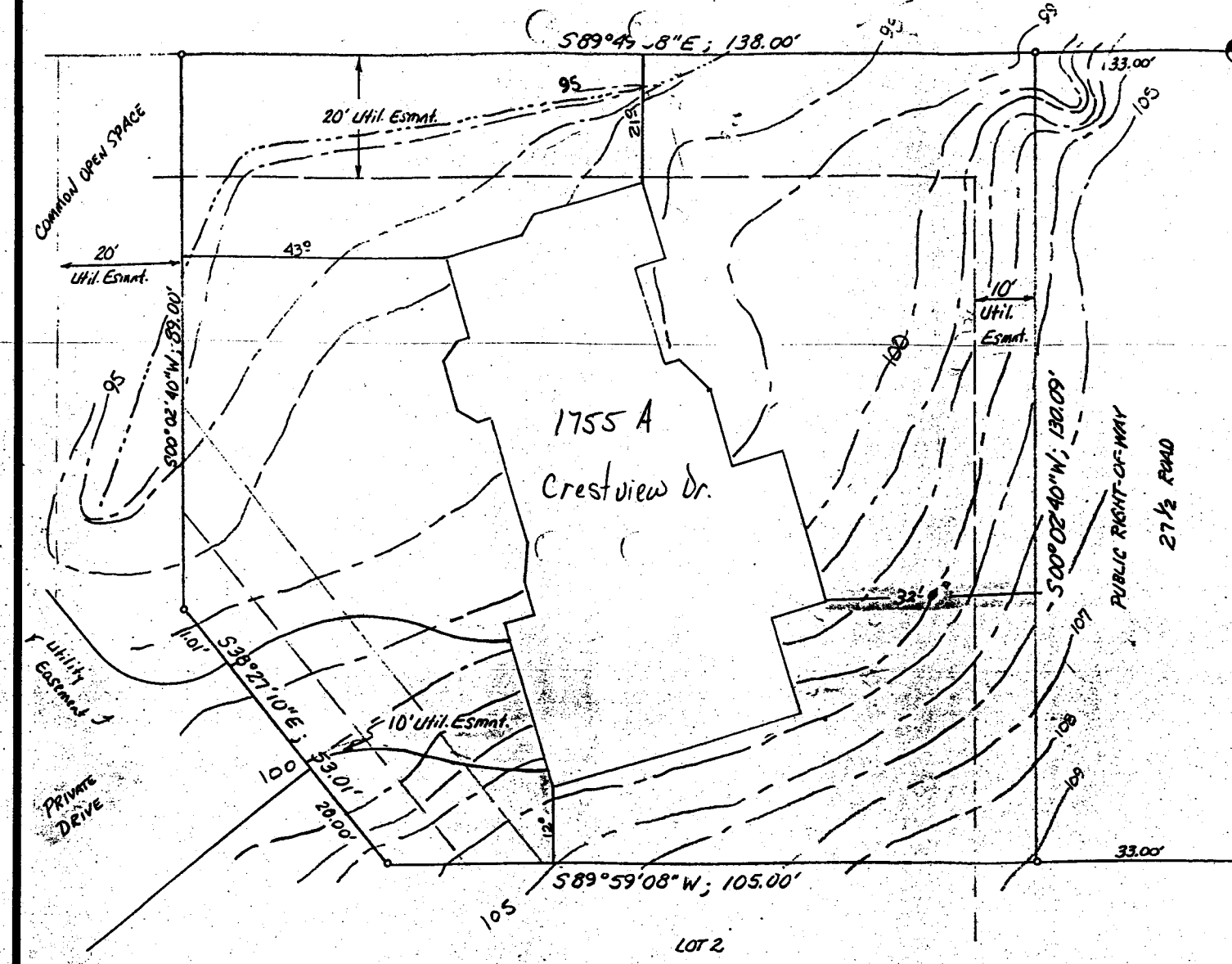
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-10-90

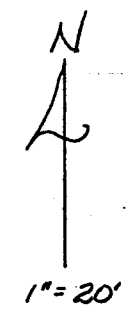
APPROVED BY: [Signature]

[Signature]
SIGNATURE

Bell Ridge Subdivision Filing 2



NE corner
 NE 1/4 SW 1/4
 Sec. 1, T. 1 S., R. 1 W., U.M.
 M.C.S.M. brass cap



NOTE: SET BACKS - Private Drive front 20' garage
 15' dwelling
 Side 0' or easement
 rear 0' or easement

ACCEPTED *[Signature]* 7/10/90
 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.

WITT & ASSOCIATES
 LOT 1, BLOCK 1
 CREST VIEW II SUBDIVISION
 THOMPSON SURVEYING, INC.
 P.O. BOX 60201
 GRAND JUNCTION, CO 81506
 (303) 243-6067
 date: April 1990 job no. 0032-015