

DATE SUBMITTED: JUNE 3, 1991

PERMIT # 38843

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 1528 Crestview Ct
SUBDIVISION: Crestview Subd.
FILING # Replat BLK # _____ LOT # 8

SQ. FT. OF BLDG: 22 x 10
SQ. FT. OF LOT: _____
NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-013-07-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: G.F. Construction
ADDRESS: 1516 Crestview Way
PHONE: 243-3736

USE OF ALL EXISTING BUILDINGS: S.F. Residential

DESCRIPTION OF WORK AND INTENDED USE: Put cover over slab - patio

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

FOR OFFICE USE ONLY

ZONE: PR-8
SETBACKS: F 15' S 10' R 10'
MIN between = 12'
MAXIMUM HEIGHT: _____
PARKING SPACES REQ'D: _____
LANDSCAPING/SCREENING: _____

FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT #: 10
TRAFFIC ZONE: 21
SPECIAL CONDITIONS: ARCHITECTURAL Review Committee

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.

APPROVED: 6-3-91
APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED *DKT* 6-3-91
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. AS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE PROPERTY LINES, EASEMENTS AND PROPERTY LINES.

Crestview Court

