

DATE SUBMITTED: 8/14/91

PERMIT NO. 39495

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1610 CRESTVIEW Ct. SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: CRESTVIEW SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. \_\_\_ BLK NO. 5 LOT NO. 5 NO. OF FAMILY UNITS: ONE

TAX SCHEDULE NO: 2945-013-07-017 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE

OWNER: DARROW STEMPLE USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS: 1610 CRESTVIEW Ct.

TELEPHONE: 242-6414 DESCRIPTION OF WORK AND INTENDED USE: GARAGE ADDITION RES. GARAGE

**SUBMITTALS REQUIRED:** Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE PR-8

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT 15

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

SIDE 0 REAR 10

CENSUS TRACT: 10

MAXIMUM HEIGHT \_\_\_\_\_

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

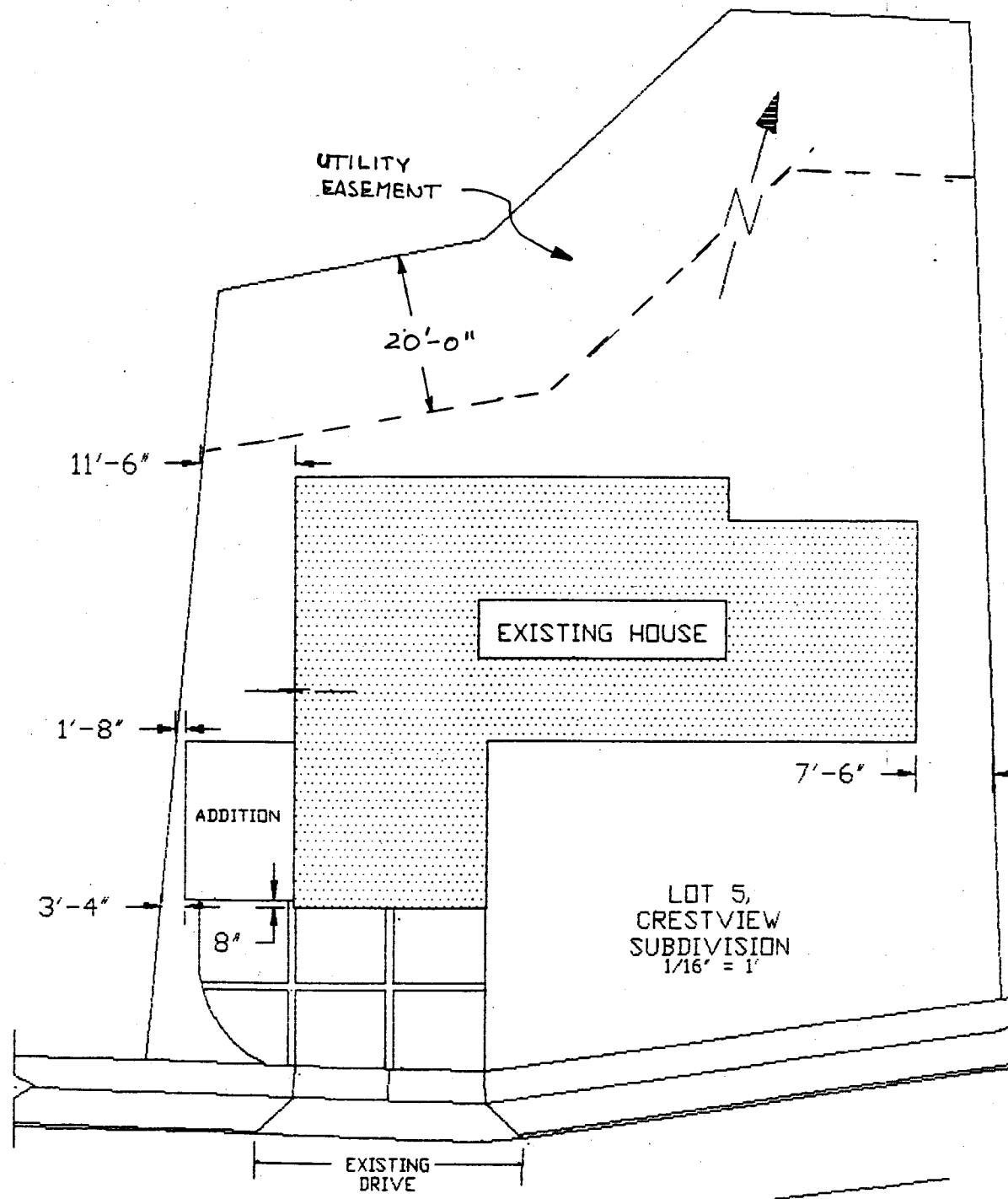
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Kirsten Adkins  
Department Approval  
8/14/91  
Date Approved

Roy Pluggis  
Applicant Signature  
8/14/91  
Date

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).



ACCEPTED *KKA 8/14/91*  
 ALL DIMENSIONS MUST BE  
 ACCURATE TO WITHIN  
 ONE HUNDREDTHS OF AN  
 INCH UNLESS OTHERWISE  
 SPECIFIED. LOCATE ALL EASEMENTS  
 AND PROPERTY LINES.

STEMPLE RESIDENCE  
 1610 CRESTVIEW CT  
 GRAND JUNCTION CO