

DATE SUBMITTED: 7-15-92

PERMIT NO. 42359 ✓

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1624 Crest View Court SQ. FT. OF BLDG: 3174

SUBDIVISION Crest View Sub. SQ. FT. OF LOT: 10,454

FILING # \_\_\_\_\_ BLK # 1 LOT # 4 NO. OF FAMILY UNITS: ONE

TAX SCHEDULE # 2945-013-07-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Corky Hunt USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 2524 Pinyon Av. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

TELEPHONE: 243-8371 single family residence

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 \_\_\_\_\_

SETBACKS: FRONT 15' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 0 REAR 10' CENSUS TRACT: 10 TRAFFIC ZONE: 21

MIN between structures = 12' PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: File # 132-78 (ARCHITECTURAL REVIEW COMMITTEE APPROVAL REQUIRED)

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.

[Signature]  
Department Approval

7-15-92  
Date Approved

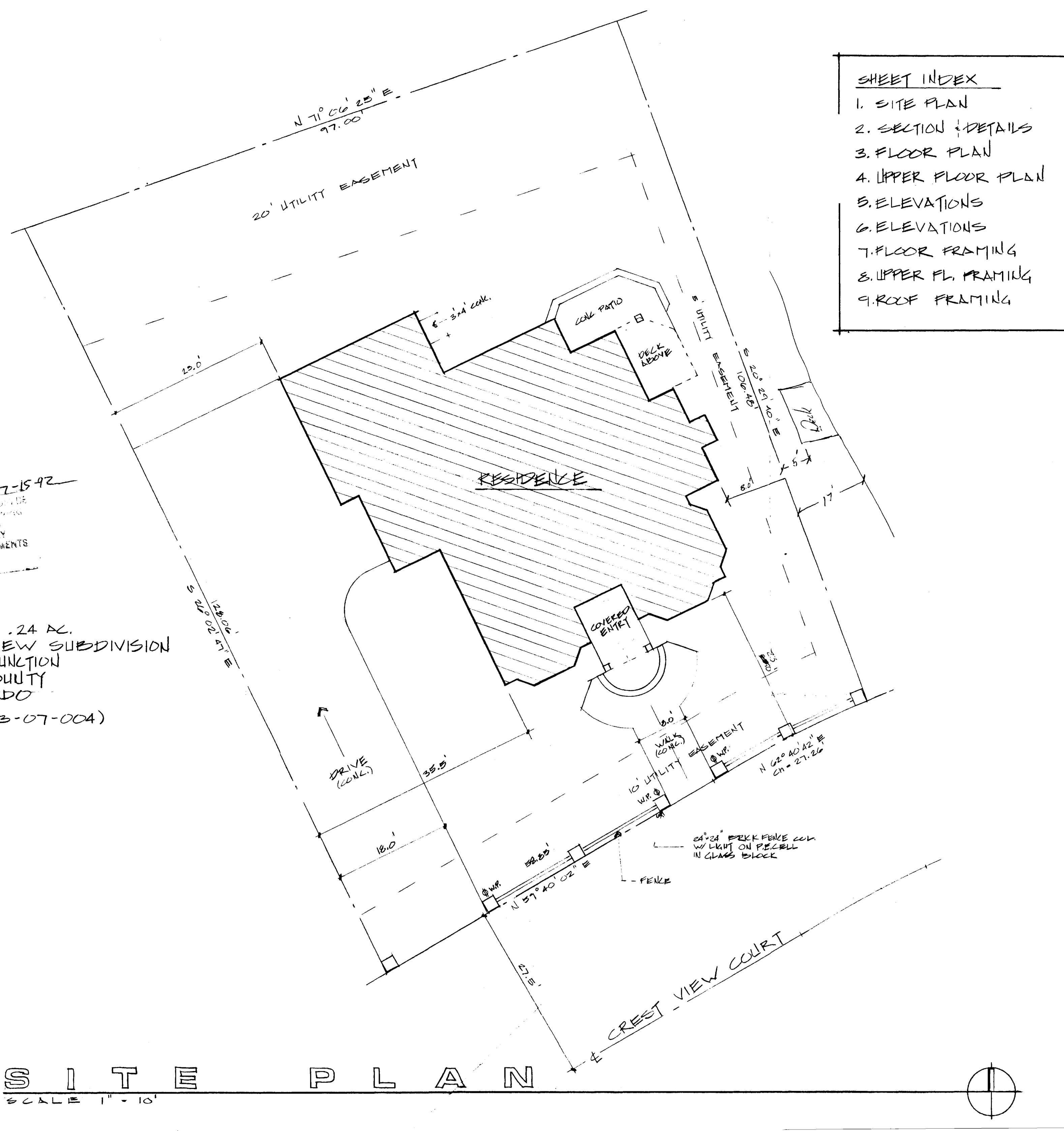
Mark H. Bebee  
Applicant Signature

7-13-92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ACCEPTED  
 7-15-92  
 ANY CHANGE TO THE  
 PERMITTED FOR THE  
 COUNTY OF MESA, CO.  
 ANY AND ALL EASEMENTS  
 AND PROPERTY LINES

LOT 4, .24 AC.  
 CREST VIEW SUBDIVISION  
 GRAND JUNCTION  
 MESA COUNTY  
 COLORADO  
 (2945-013-07-004)



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# HUNT RESIDENCE

DRAWN	RJT
CHECKED	
DATE	6-10-92
SCALE	1"=10'
SHEET	1
OF	9 SHEETS

S I T E P L A N  
 SCALE 1" = 10'

