

DATE-SUBMITTED: 5/8/92

PERMIT NO. 41739
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 328 mtn. View Ct
SUBDIVISION Moore
FILING # _____ BLK # 1 LOT # 3
TAX SCHEDULE # 2945-244-08-003
OWNER Kenneth H. Richel
ADDRESS 328 mtn. View Ct.
TELEPHONE: 245-7601

SQ. FT. OF BLDG: 275
SQ. FT. OF LOT: _____
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: 1
USE OF EXISTING BUILDINGS:
Single family residence
DESCRIPTION OF WORK AND INTENDED USE:
Build larger deck

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

FOR OFFICE USE ONLY

ZONE RSF-8
SETBACKS: FRONT 20
SIDE 5 REAR 15
MAXIMUM HEIGHT 32
LANDSCAPING/SCREENING REQUIRED:
N/A

FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT: 13 TRAFFIC ZONE: 80
PARKING REQ'MT N/A
SPECIAL CONDITIONS:
NONE

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.

Karel Mitzner
Department Approval
5/8/92
Date Approved

Kenneth H. Richel
Applicant Signature
May 8, 1992
Date

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

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