

DATE SUBMITTED: 11/20/92

PERMIT NO. 43620

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 617 View Point

SQ. FT. OF BLDG: 1500 SF Approx

SUBDIVISION View Point Sub.

SQ. FT. OF LOT: 28,000 Approx

FILING # _____ BLK # 2 LOT # 002

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-024-05-002

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Allen Munro

USE OF EXISTING BUILDINGS: Residence

ADDRESS 617 View Point

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: D. McClure - builda 245-2938 add Bedroom + Bath

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-4

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: _____

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

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.

Angeline Bausch
Department Approval

Delbert McClure
Applicant Signature

11/20/92
Date Approved

11/20/92
Date

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

MUARO RESIDENCE 617 View Point

ACCEPTED

A. Barrett

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.

View Point Drive

