

DATE SUBMITTED: 4-19-93

PERMIT NO. #447331

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 609 Viewpoint Dr.

SQ. FT. OF BLDG: 2100 SF EXIST. 440 SF NEW

SUBDIVISION Viewpoint

SQ. FT. OF LOT: 7/10 acre

FILING # 2 BLK # 23 LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-024-05-005

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

OWNER Donald L. & Anna L. Pleun

USE OF EXISTING BUILDINGS: Residence

ADDRESS 609 Viewpoint Dr. - G.S.

DESCRIPTION OF WORK AND INTENDED USE: Enclose exist. gates + balconies

TELEPHONE: 243-3410

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

FOR OFFICE USE ONLY

ZONE RSE-4

Designated
FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 7' REAR 30'

CENSUS TRACT: 10 TRAFFIC ZONE: 24

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:
NA

SPECIAL CONDITIONS:
N/A

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.

M. Pety
Department Approval

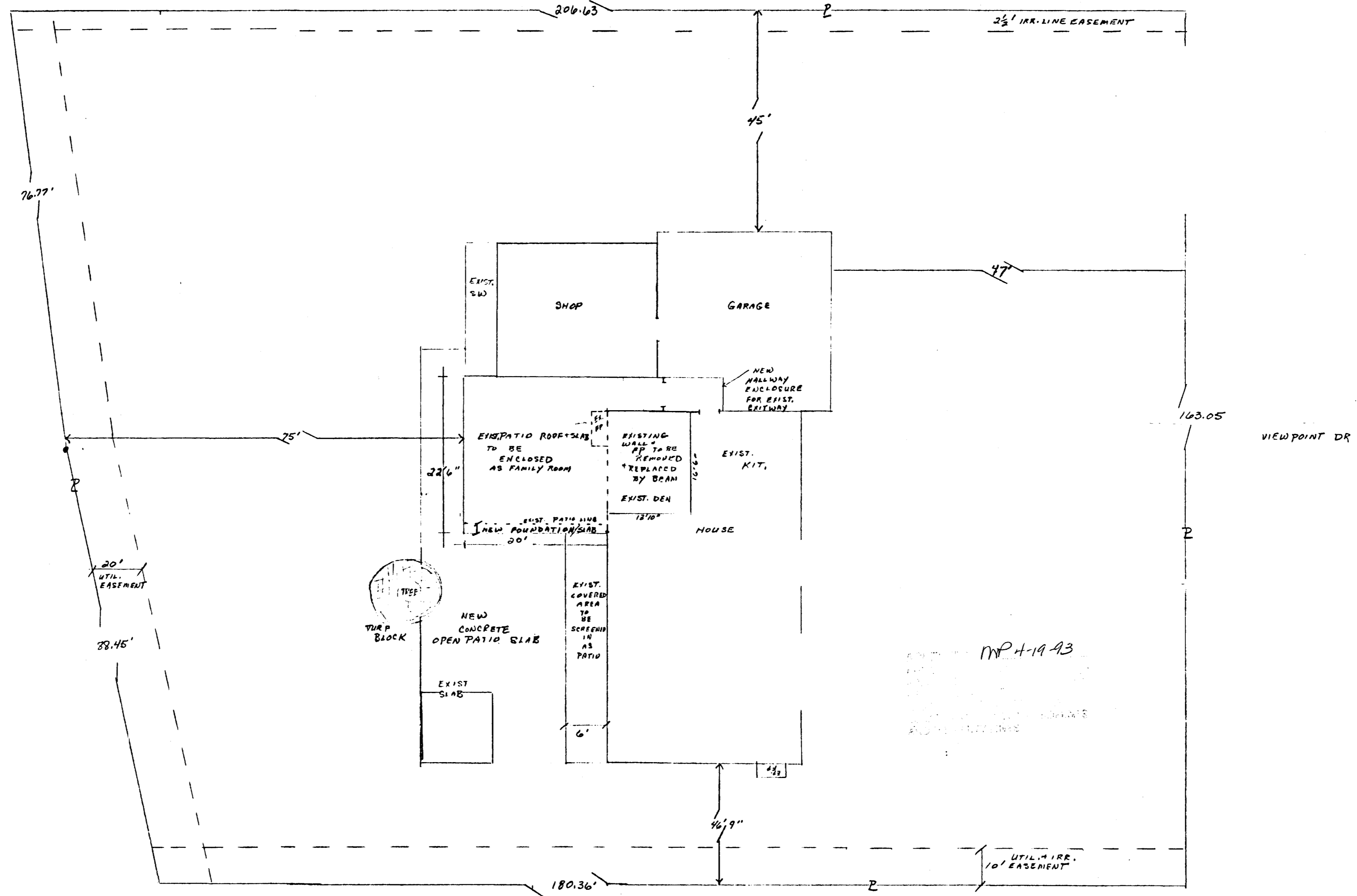
Anna L. Pleun
Applicant Signature

4-19-93
Date Approved

4-19-93
Date

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

PLOT PLAN



ENCLOSE EXISTING PATIO + BALCONY

LOT 5 VIEWPOINT SUB-DIVISION
 FLOOR PLAN 3/8" SCALE - LOT DIM. NOT TO SCALE
 PLEIN, DONALD + ANNA
 609 VIEWPOINT DR., G.J.