

DATE SUBMITTED: 8/2/88

PERMIT # 31059

FEE 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 682 W. GUNNISON AVE

SQ. FT. OF BLDG: 5500

SUBDIVISION: 6850 WEST

SQ. FT. OF LOT: _____

FILING # 2 BLK # 5 LOT # 1213

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-151-11-022
244-1610

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: WILLIAM D OSBURN

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2318 HAWTHORNE AVE G.D.

CABINET SHOP

PHONE: 245-1592

DESCRIPTION OF WORK AND INTENDED USE:

ADDITION

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 9

PARKING SPACES REQ'D:

TRAFFIC ZONE: 11

LANDSCAPING/SCREENING:

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 8/2/88

APPROVED BY: [Signature]

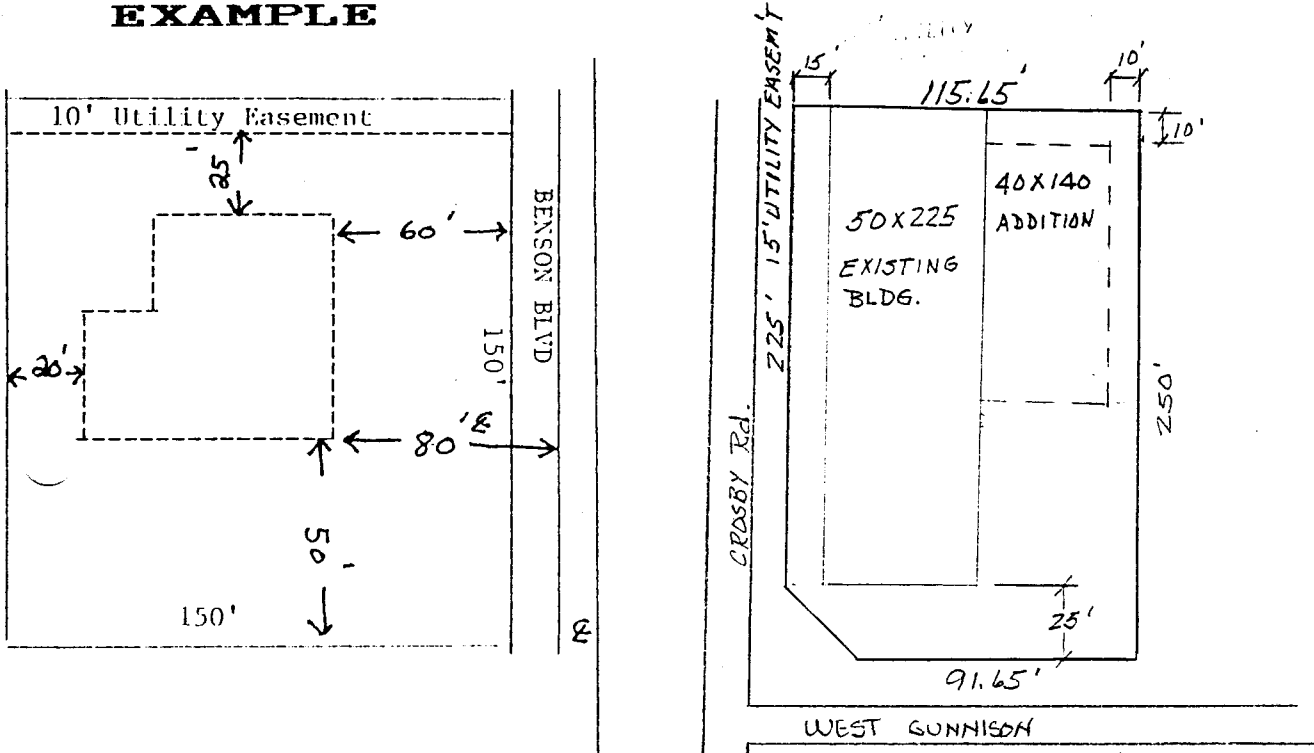
[Signature]
SIGNATURE

MESA COUNTY APPLICATION FOR A PLANNING CLEARANCE

In the box provided below please draw a plot plan showing the following:

- 1) An outline of the property lines with the dimensions of the parcel:
- 2) An outline of the proposed structure with dotted lines:
- 3) Indicate the distance from the proposed structure to the front, sides and rear property lines:
- 4) Indicate all easements or rights-of-way on the property:
- 5) Draw all other existing structures on the property:
- 6) Identify all streets touching the property:

EXAMPLE



Zone _____	Setbacks	Front _____	Side _____	Side _____	Rear _____
Flood Plain	yes no		Parking Plan	yes no	_____
Geologic Hazard	yes no		Landscaping Plan	yes no	_____
Variance	_____		Drainage Plan	yes no	_____
Census Tract	_____		Driveway Permit	yes no	_____
Special Conditions:	_____				

Approved by _____
Date _____