

DATE SUBMITTED: 10/12/88

PERMIT # 31494

FEE \$1500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 835 Santa Clara

SQ. FT. OF BLDG: 22 x 22 (484 sq')

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: n/a

TAX SCHEDULE NUMBER:  
2945-234-04-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Don Rodgers

USE OF ALL EXISTING BUILDINGS:  
Residential

ADDRESS: 835 Santa Clara

PHONE: 241-0584

DESCRIPTION OF WORK AND INTENDED USE:  
build garage

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

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### FOR OFFICE USE ONLY

ZONE: RMJ-16

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 45' S 3' R 10'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: note: 2 front yard setbacks.

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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 OMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/12/88

APPROVED BY: [Signature]

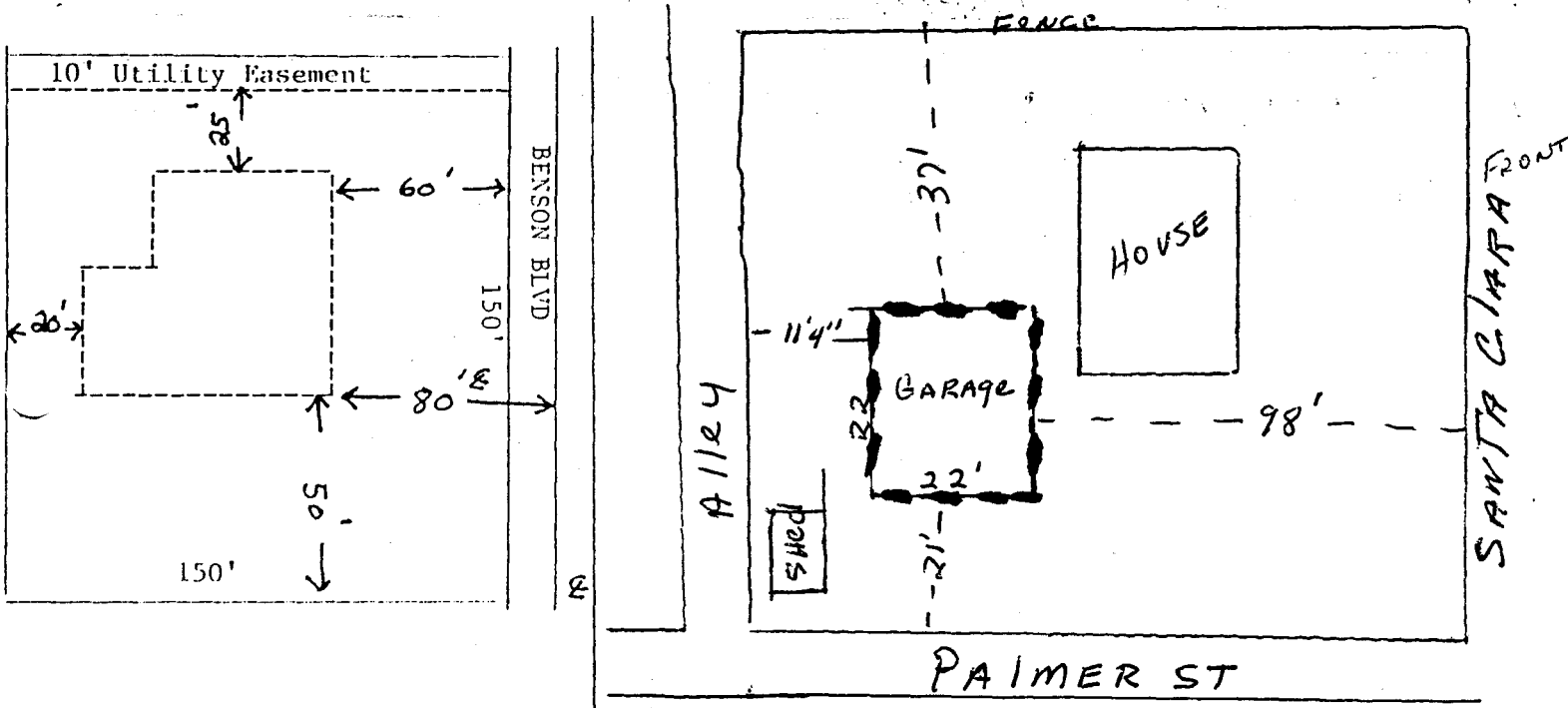
Don Rodgers  
SIGNATURE

# 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 <u>21'</u>	Side <u>11'4"</u>	Side <u>98'</u>	Rear <u>37'</u>
Flood Plain	yes <input type="radio"/> no <input checked="" type="radio"/>	Parking Plan	yes <input type="radio"/> no <input type="radio"/>	_____	
Geologic Hazard	yes <input type="radio"/> no <input checked="" type="radio"/>	Landscaping Plan	yes <input type="radio"/> no <input type="radio"/>	_____	
Variance	_____	Drainage Plan	yes <input type="radio"/> no <input type="radio"/>	_____	
Census Tract	_____	Driveway Permit	yes <input type="radio"/> no <input type="radio"/>	_____	
Special Conditions: _____					

*Sign Site plan and setbacks approved as specified.*  
10/12/88 *Demi Quatro*

Approved by \_\_\_\_\_  
Date \_\_\_\_\_