

DATE SUBMITTED: 5/8/89

PERMIT # 33055

FEE # 5

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 318 27 1/2 R2

SQ. FT. OF BLDG: 6050 SF (1924)

SUBDIVISION: _____

SQ. FT. OF LOT: .9 Acre

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-244-00-131

(col of #, been changed)

2

PROPERTY OWNER: JAMES T. GAROULTE

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 318 27 1/2 R2

NONE

PHONE: 243 8325

DESCRIPTION OF WORK AND INTENDED USE:

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

BUILD BREEZE WAY ROOF

FOR OFFICE USE ONLY

ZONE: R2F-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 R 5' R 15'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32 feet

CENSUS TRACT #: 13

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Existing House

garage are situated approx middle of lot, breeze way connects the two

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 5/8/89

James T. Garoulte
SIGNATURE

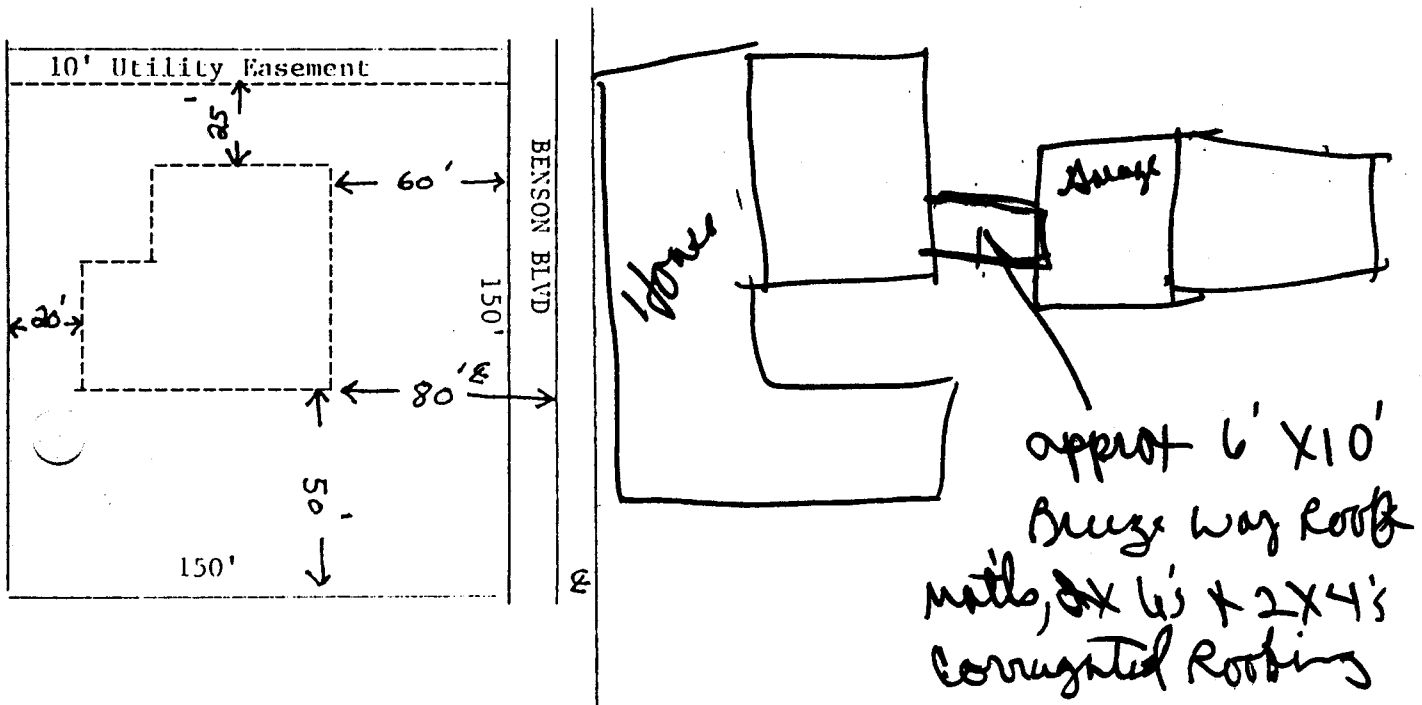
APPROVED BY: Linda Watzel

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: _____

ACCEPTED 5/8/89 LW
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.

Approved by _____

Date _____