

DATE SUBMITTED: 2/3/89

PERMIT # 32233

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 548-28 Road

SQ. FT. OF BLDG: Now 2120

SUBDIVISION: ^{Lot 1} Banger Sub Sec 7 1st 1000rd

SQ. FT. OF LOT: 11042

FILING # _____ BLK # ~~3~~ LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-073-18-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: James M. Daveaert

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 548-28 Road

Single Family Dwelling

PHONE: 245-0602 / 245-1620 w

DESCRIPTION OF WORK AND INTENDED USE:
Second Floor Addition S.F.D.

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

NE: RSF-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: max height of bldg (peak of roof) cannot exceed 32'

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 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.

DATE APPROVED: 2/3/89

APPROVED BY: Kathy Pender

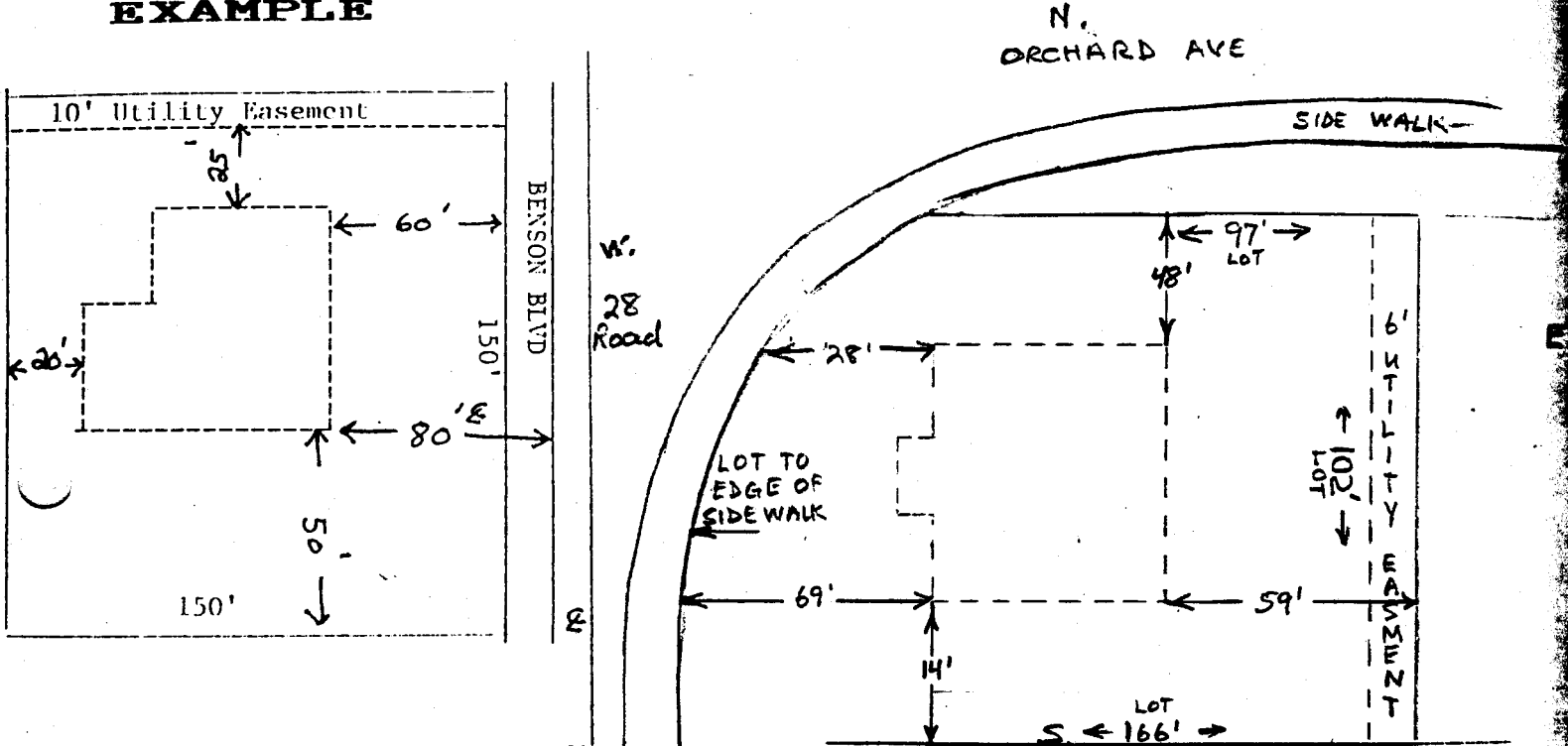
James M. Daveaert
SIGNATURE

**MESA COUNTY
FOR A
PLANNING CLEARANCE**

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

- 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, 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	_____

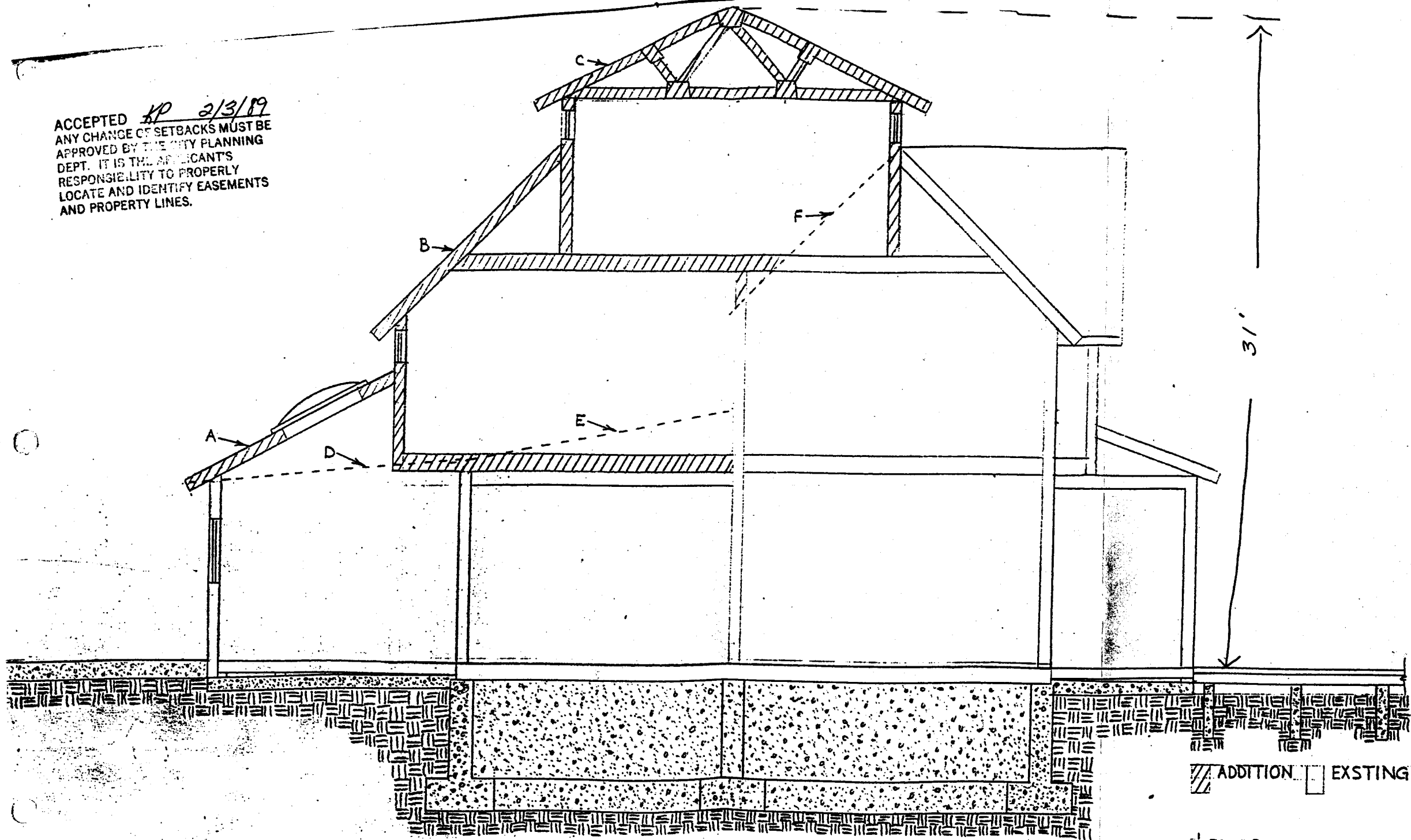
Special Conditions: _____

ACCEPTED *RP 2/3/89*
 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 _____

ACCEPTED *KP 2/3/89*
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/// ADDITION □ EXSTING

⋮ OLD ROOF REMOVED D.E.

CROSSSECTION DETAIL - FOUNDATION , ADDITION , ROOF CHANGES A,B,C ,