

DATE SUBMITTED: 3/6/89

PERMIT # 32365

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 515 Cedar Avenue

SQ. FT. OF BLDG: 144 sq. FT.

SUBDIVISION: Bookcliff Park

SQ. FT. OF LOT:

FILING # BLK # 5 LOT # 5

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-03-009

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Tom & Sue Karlen

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 515 Cedar Ave. - 65

PHONE: 241-9721

DESCRIPTION OF WORK AND INTENDED USE:
12x12 bathroom + storage cabinets
Addition.

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

FOR OFFICE USE ONLY

NE: RSF-5

FLOODPLAIN: YES NO

SETBACKS: F 20' L S 5 R 25

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D:

TRAFFIC ZONE: 25

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 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: 3/6/89


SIGNATURE

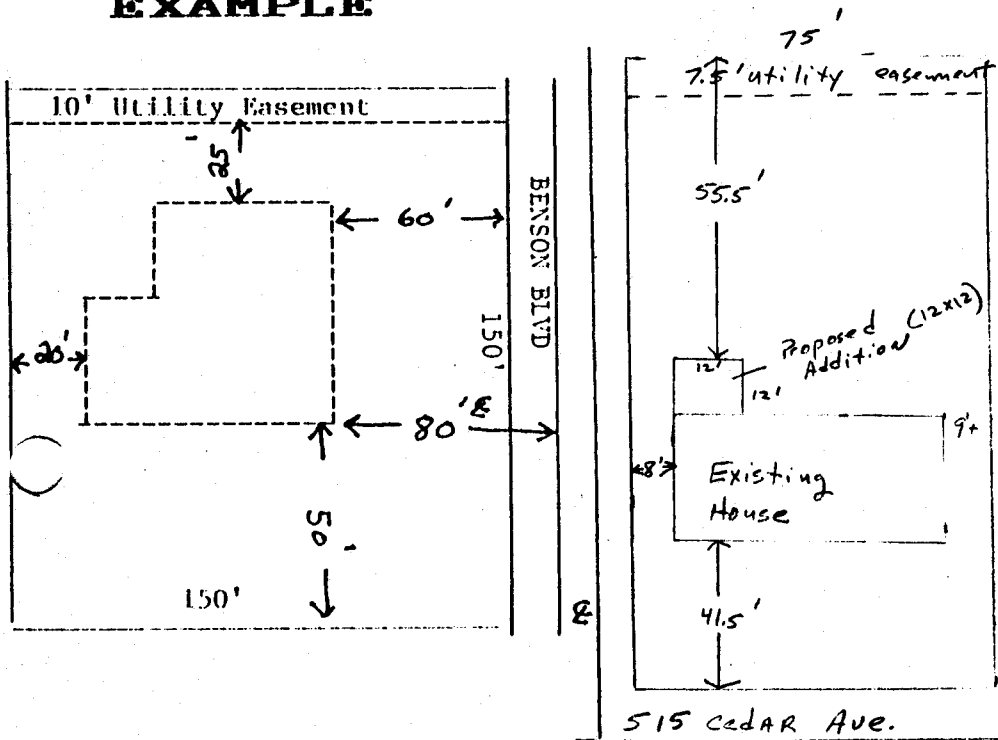
APPROVED BY: Ann Wertz

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



3/6/89 (C)

ACCEPTED
 ANY OTHER CHANGES MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE ALL EASEMENTS AND PROPERTY LINES.

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 _____