

DATE SUBMITTED: 5/30/89

PERMIT # 33081

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 661 East Cliff

SQ. FT. OF BLDG: 104sq ft
~~150x119~~

SUBDIVISION: O'NEAL Subdivision

SQ. FT. OF LOT: 100x119

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-01203011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
one

PROPERTY OWNER: Cottman

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 661 East cliff

PHONE: 243-2623

DESCRIPTION OF WORK AND INTENDED USE:
Addition of 8' x 13' bathroom

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: RSF-4

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 S 7 R 30

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

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: 5/30/89

APPROVED BY: Andr Wetzil

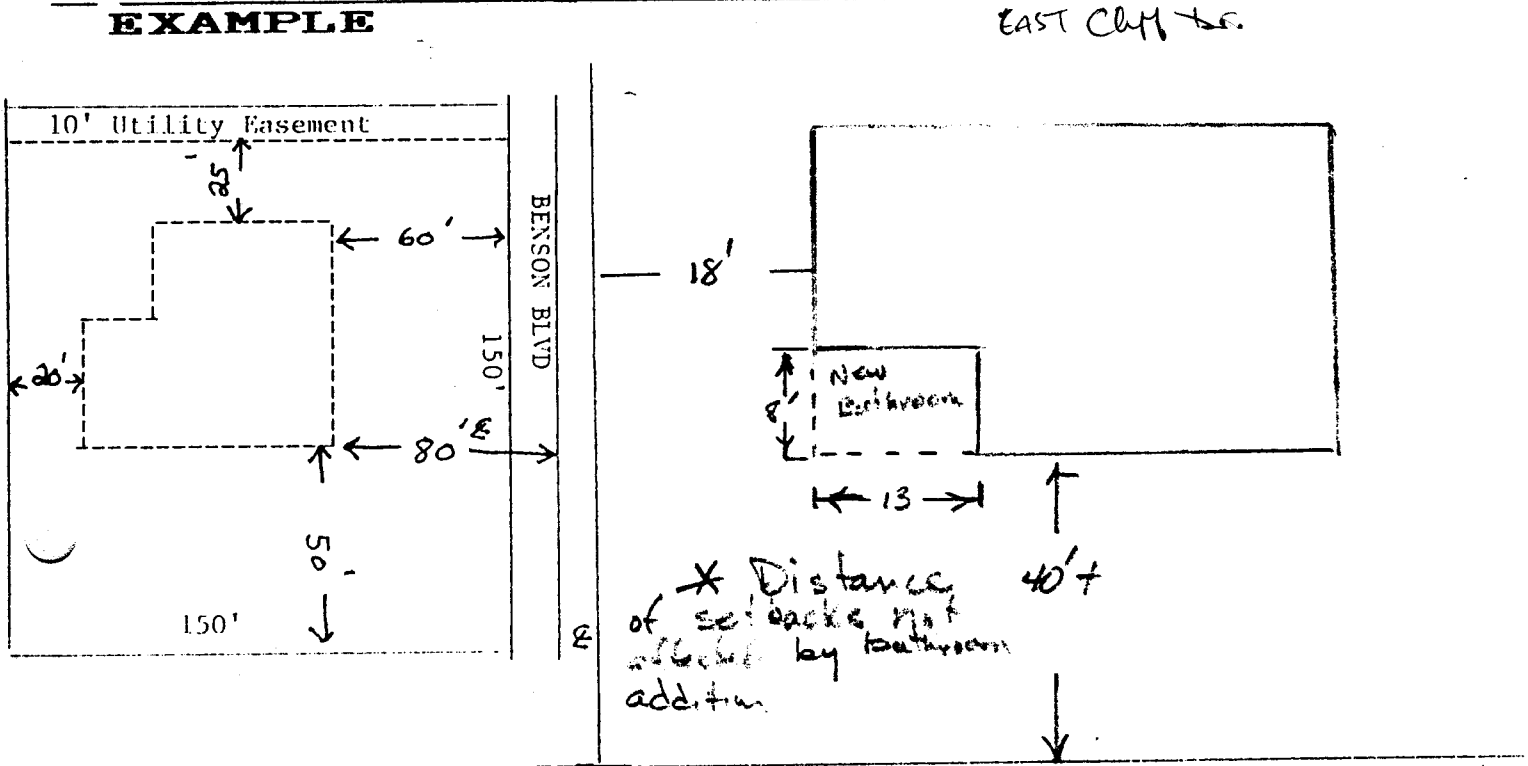
John Dolman
SIGNATURE

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 15'	Side 15'	Rear 15'
Flood Plain	yes <input type="radio"/> no <input checked="" type="radio"/>	Parking Plan	yes <input type="radio"/> no <input checked="" type="radio"/>	_____	_____
Geologic Hazard	yes <input type="radio"/> no <input checked="" type="radio"/>	Landscaping Plan	yes <input type="radio"/> no <input checked="" type="radio"/>	_____	_____
Variance	<u>N/R</u>	Drainage Plan	yes <input type="radio"/> no <input checked="" type="radio"/>	_____	_____
Census Tract	_____	Driveway Permit	yes <input type="radio"/> no <input checked="" type="radio"/>	_____	_____
Special Conditions:	<u>None</u>				

ACCEPTED 5/30/89 GW
 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 _____