

DATE SUBMITTED: 10-31-89

PERMIT # 34416

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 700 W. Mesa Ave.

SQ. FT. OF BLDG: 400

SUBDIVISION: West Lake

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

FILING # \_\_\_\_\_ BLK # 1 LOT # 9

NUMBER OF FAMILY UNITS: 2 car Garage

TAX SCHEDULE NUMBER:  
2945-104-04-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
House + Shed

PROPERTY OWNER: Sherman Matney

USE OF ALL EXISTING BUILDINGS:  
Living + Storage

ADDRESS: 700 W. Mesa Ave.

PHONE: WR 241-6513 Hmc 243-3961

DESCRIPTION OF WORK AND INTENDED USE:  
Attached 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: R5F-8

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

SETBACKS: F 20 S 5 R 15

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

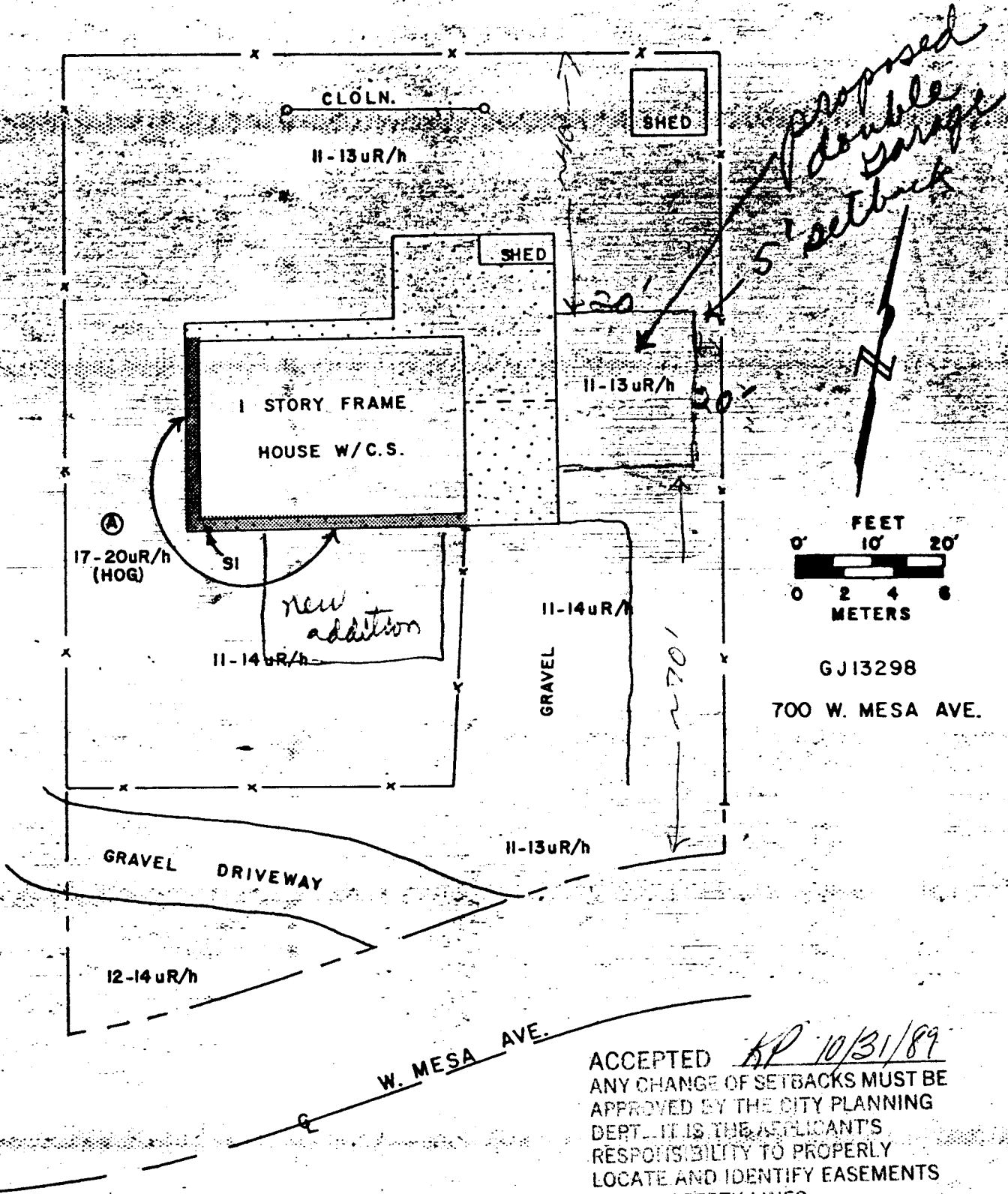
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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 COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/31/89

APPROVED BY: Kathy [Signature]

Sherman Matney  
SIGNATURE



0 10 20  
 0 2 4 6  
 FEET  
 METERS

GJ13298  
 700 W. MESA AVE.

ACCEPTED *RP 10/31/89*  
 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.

Fig. 1. Location GJ13298 - 700 West Mesa Avenue, Grand Junction, Colorado.