

DATE SUBMITTED: 11/2/89

6/2/92

PERMIT # 41916

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 114 Mount View DR

SQ. FT. OF BLDG: 1700[#]

SUBDIVISION: Manley Hts

SQ. FT. OF LOT: 14000⁺

FILING # _____ BLK # _____ LOT # 58

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-121-02-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
-0-

PROPERTY OWNER: Terry L. Bonnie L. Larson

USE OF ALL EXISTING BUILDINGS:
-0-

ADDRESS: 2994 Brookwood DR.

PHONE: 295-9657

DESCRIPTION OF WORK AND INTENDED USE:
New Residence

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-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20 S 5 R 25

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 26

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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: 11/2/89

APPROVED BY: Kathy Meyer

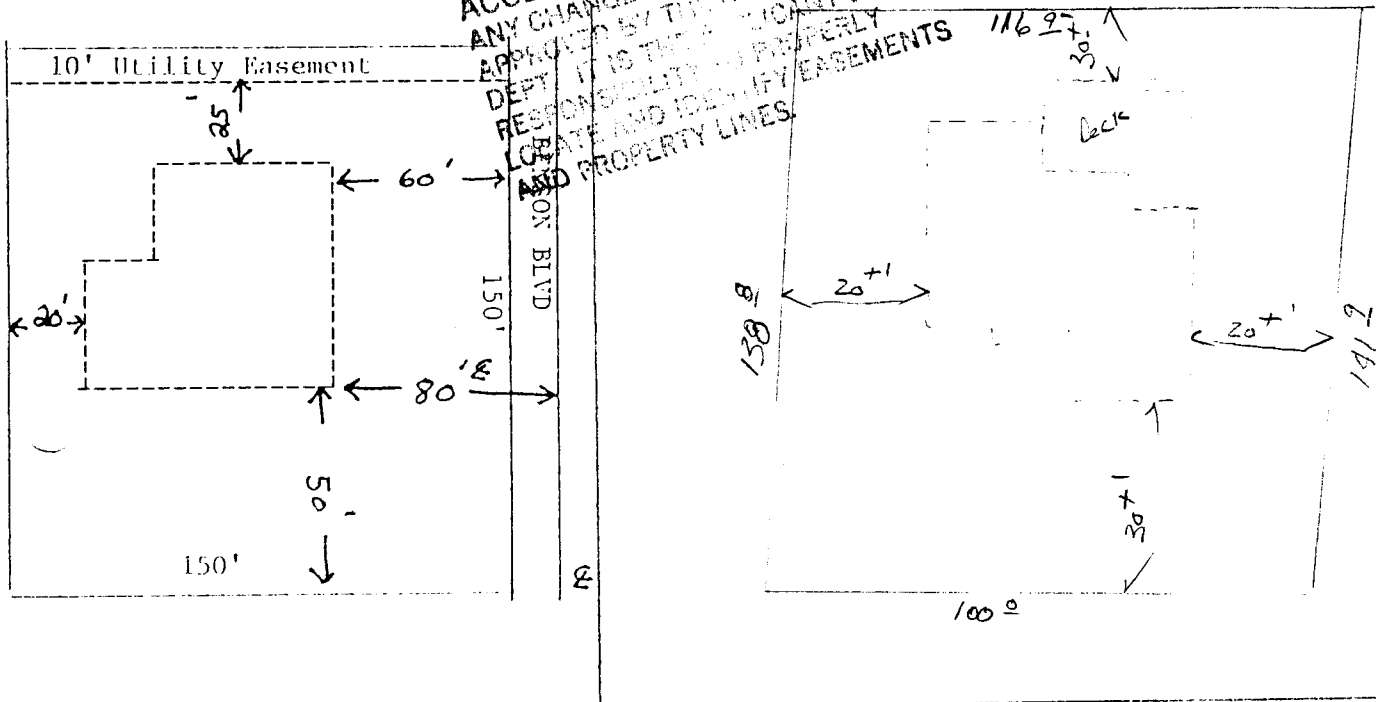
Terry L. Larson
SIGNATURE

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 | <u>RSF-5</u> | Setbacks | Front | Side | Side | Rear |
| Flood Plain | | yes no | | | yes no | |
| Geologic Hazard | | yes no | | | yes no | |
| Variance | | | | | yes no | |
| Census Tract | | | | | yes no | |
| Special Conditions: | _____ | | | | | |

Approved by _____

Date _____