

DATE SUBMITTED: 9/27/89

PERMIT # 34069

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 136 SANTA FE DRIVE

SQ. FT. OF BLDG: 1440

SUBDIVISION: MANTEY HEIGHTS

SQ. FT. OF LOT: 28,000 approx

FILING # _____ BLK # _____ LOT # 15

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-121-05-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: MARK RALSTON

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 743, CRETON, CO 81520

PHONE: 241-6325

DESCRIPTION OF WORK AND INTENDED USE:
NEW CONSTRUCTION, SINGLE FAMILY HOME

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: R5F-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 11

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 28

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 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: 9/27/89

APPROVED BY: Kathy Padman

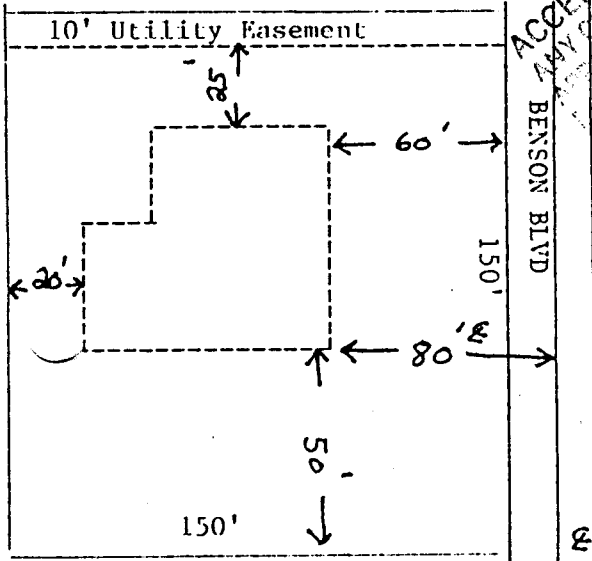
Deborah Patterson
SIGNATURE

MESA COUNTY APPLICATION FOR A PLANNING CLEARANCE

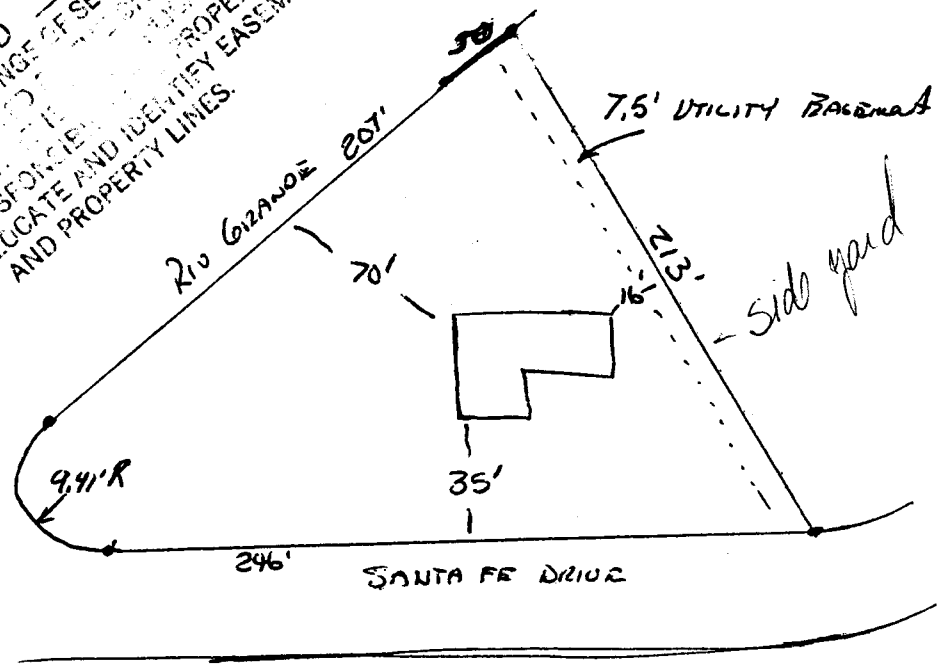
In the box provided below please draw a plot plan showing the following:

- 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:
- Identify all streets touching the property:

EXAMPLE



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
RESPONSIBLE FOR THE PLANNING
LOCATE AND IDENTIFY PROPERTY
AND PROPERTY EASEMENTS



Zone <u>RSF-5</u>	Setbacks	Front <u>20</u>	Side <u>5</u>	Side _____	Rear _____
Flood Plain	yes <input checked="" type="radio"/>	Parking Plan		yes <input type="checkbox"/> no _____	_____
Geologic Hazard	yes <input checked="" type="radio"/>	Landscaping Plan		yes <input type="checkbox"/> no _____	_____
Variance	<u>No</u>	Drainage Plan		yes <input type="checkbox"/> no _____	_____
Census Tract	_____	Driveway Permit		yes <input type="checkbox"/> no _____	_____
Special Conditions: _____					

Approved by _____
Date _____