

DATE SUBMITTED: 7/31/81

PERMIT # 33780

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2215 Texas

SQ. FT. OF BLDG: 1040

SUBDIVISION: Wilcox + Bixby

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

FILING # 1 BLK # 10 LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-124-11-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Robert Louclace

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2215 Texas

house

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

Detached Garage

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

NE: RSF-8

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

SETBACKS: F \_\_\_\_\_ S 3 R 3

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

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: 7/31/81

APPROVED BY: [Signature]

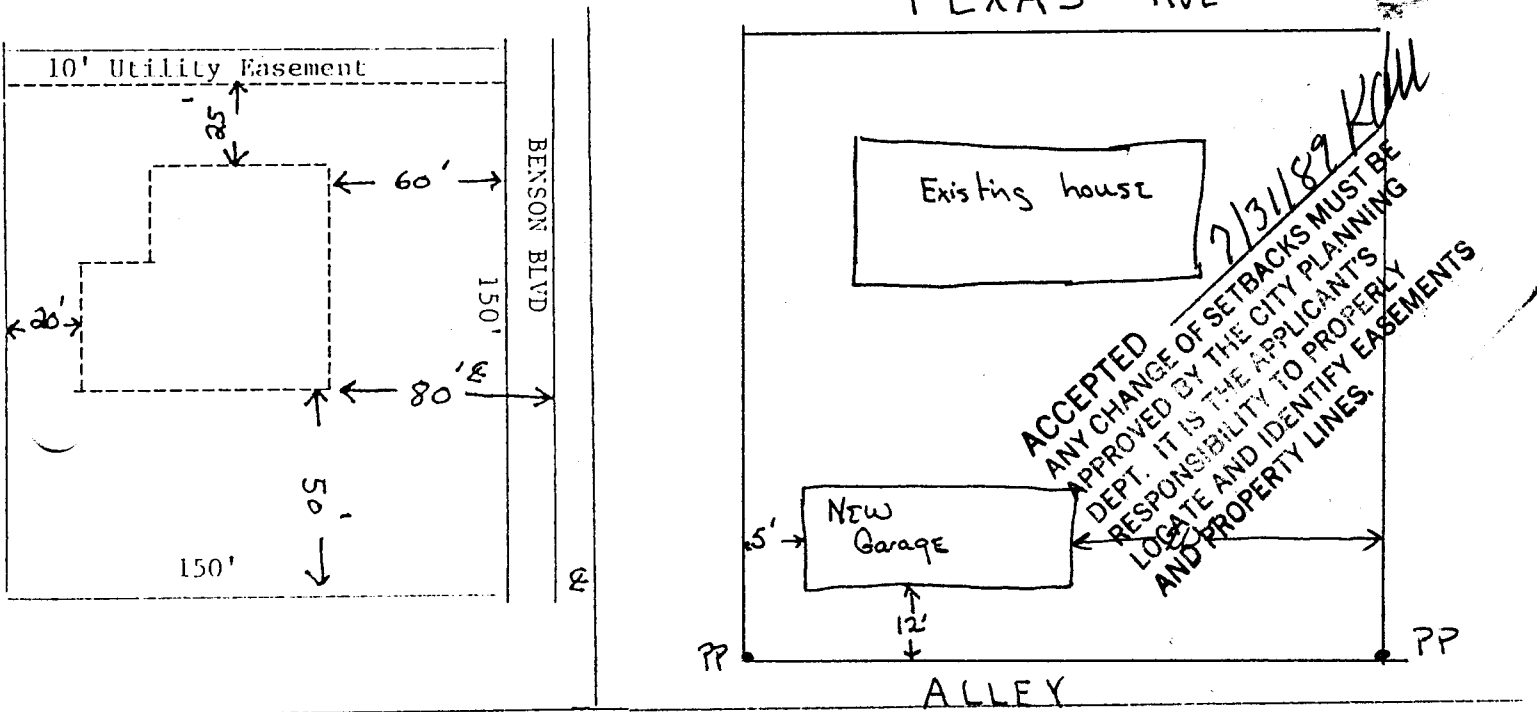
[Signature]  
SIGNATURE

# 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 _____	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 \_\_\_\_\_