

DATE SUBMITTED: 4/23/90

PERMIT # 35687

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3645 Bell Court

SQ. FT. OF BLDG: 1750

SUBDIVISION: Bell Ridge

SQ. FT. OF LOT: 10,100 +

FILING # 2 BLK # 1A LOT # 10

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:
2945-012-²⁵⁻⁰¹⁰~~10-012~~

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: GARY MILLER

USE OF ALL EXISTING BUILDINGS:
N.A

ADDRESS: 740 GLENWOOD AVE

PHONE: 243-3759

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: R5F-5

FLOODPLAIN: YES NO

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 21

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 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: 4/23/90

APPROVED BY: Kathleen Metzger

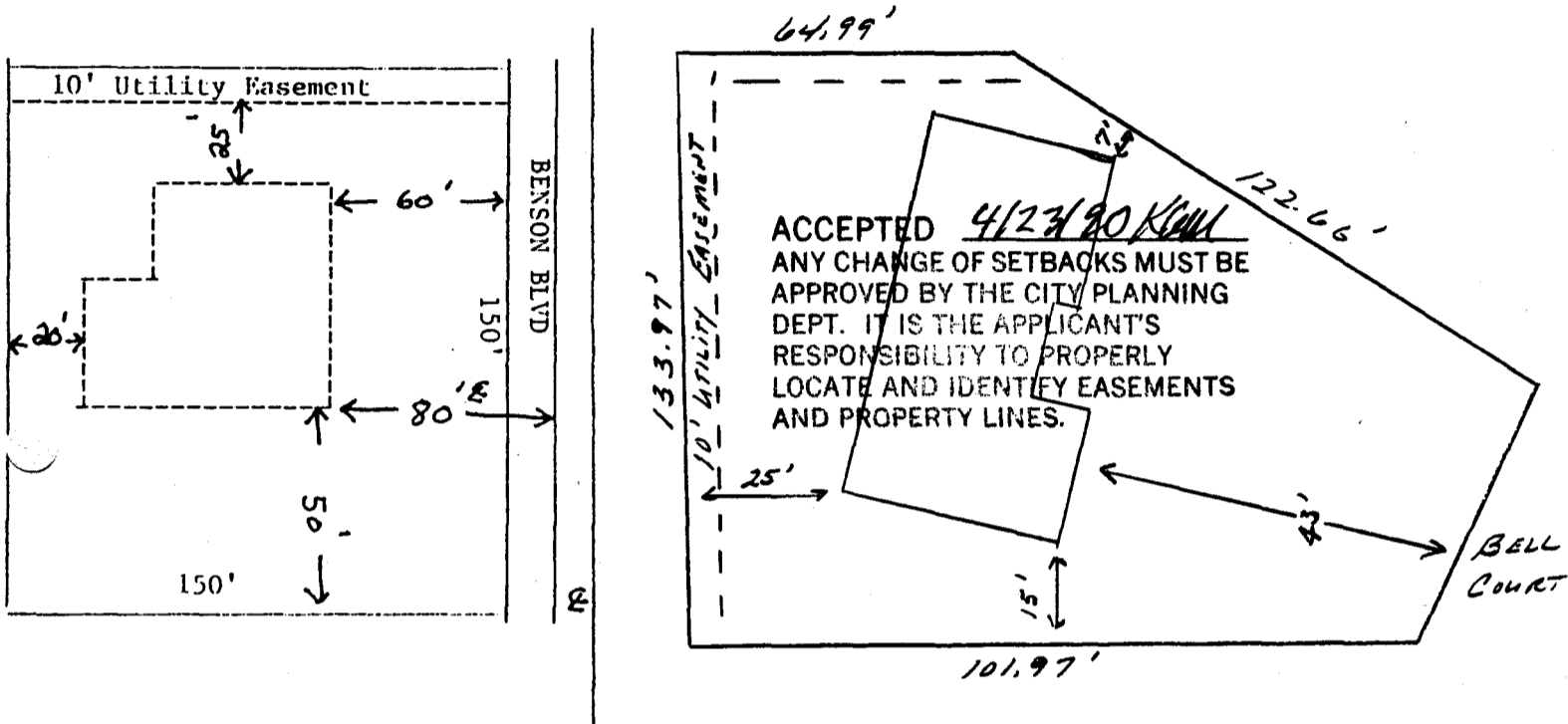
Gary Miller
SIGNATURE

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 43' Side 7' Side 15' Rear 25'

Flood Plain yes no _____ Parking Plan yes no _____

Geologic Hazard yes no _____ Landscaping Plan yes no _____

Variance NO _____ Drainage Plan yes no _____

Census Tract _____ Driveway Permit yes no _____

Special Conditions: _____

Approved by _____
Date _____