

DATE SUBMITTED: 6/18/90

PERMIT # 36177  
FEE 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 734 Club Drive

SQ. FT. OF BLDG: 2008

SUBDIVISION: FAIRWAY PARK

SQ. FT. OF LOT: 1/2 Acre

FILING # \_\_\_\_\_ BLK # 2 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2701-363-12-002

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
0

PROPERTY OWNER: C. CARSTEN

USE OF ALL EXISTING BUILDINGS:  
Residential

ADDRESS: 961 Lakeside Dr #311

PHONE: 242-0218

DESCRIPTION OF WORK AND INTENDED USE:  
New Home

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: RSF-4

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

SETBACKS: F 20' S 7' R 30'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 2

TRAFFIC ZONE: 16

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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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 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: 6/18/90

APPROVED BY: Kurt Meyer

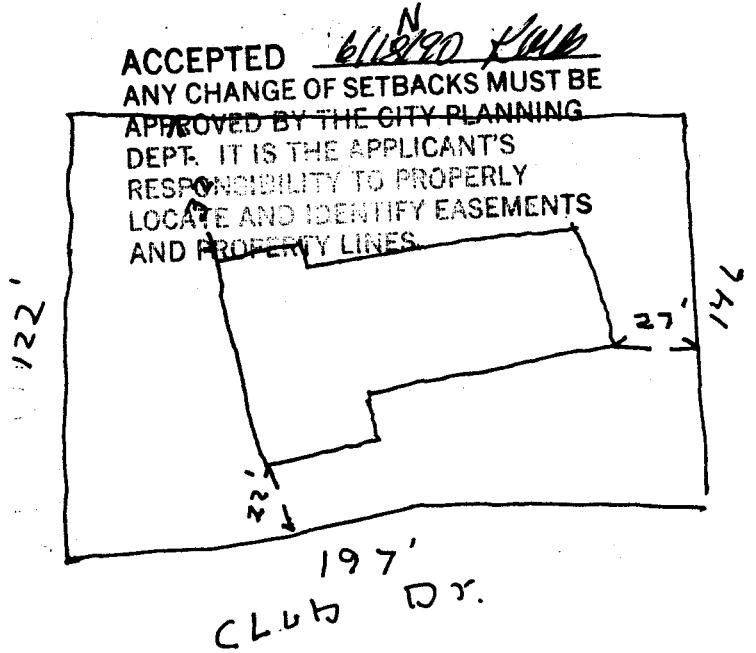
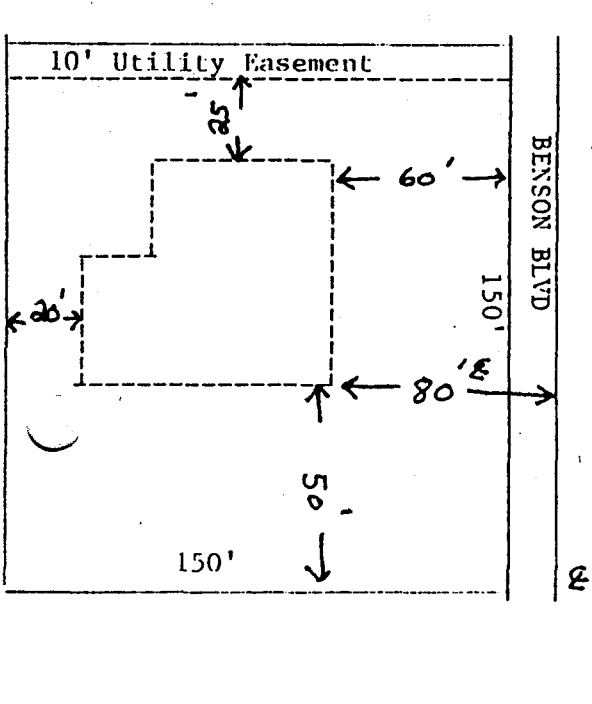
Wayne C. Carsten  
SIGNATURE

# 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 \_\_\_\_\_