

SUBMITTED: 12-18-90

PERMIT # 37676

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 118 Mantey Heights

SQ. FT. OF BLDG: 2000 sq FT EXISTING <sup>400 sq FT Addition</sup>

SUBDIVISION: Mantey Heights Sub

SQ. FT. OF LOT: 12,500

FILING # \_\_\_\_\_ BLK # 04 LOT # 46

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945121 04 004

PROPERTY OWNER: Tom Harris

1

ADDRESS: 118 Mantey Heights

USE OF ALL EXISTING BUILDINGS: Residence

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

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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

ADDITION - LIBRARY

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### FOR OFFICE USE ONLY

ZONE: RSF-5

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

SETBACKS: F 20 S 5 R 25

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Personal use

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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 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.

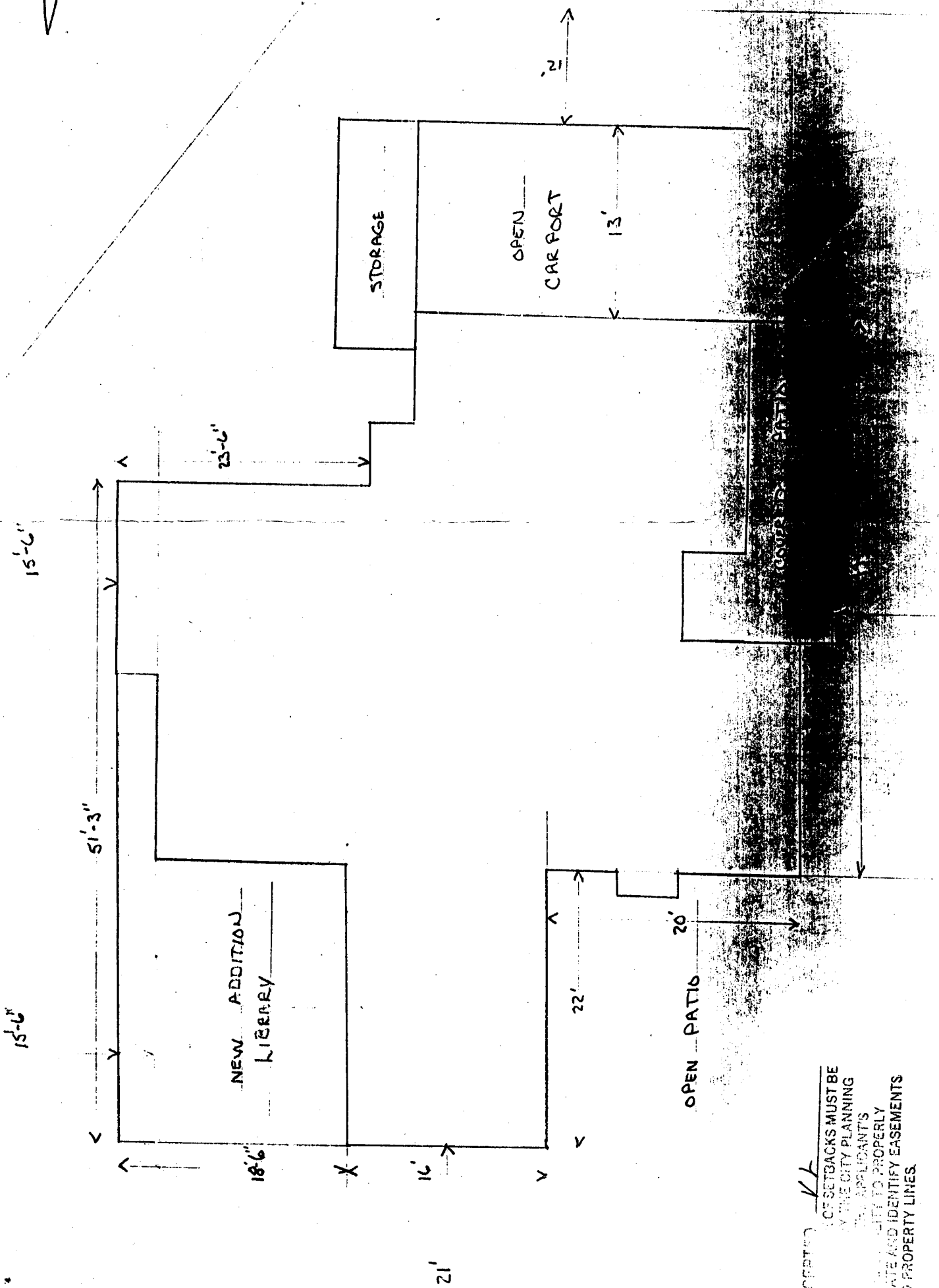
DATE APPROVED: 12-18-90

APPROVED BY: Val Lowry

D. Young Jr.  
SIGNATURE

CASA FRANCISCA AVE.

NORTH



COVERED PATIO

ACCEPTED    
 SETBACKS MUST BE   
 BY THE CITY PLANNING   
 THE APPLICANT'S   
 TO PROPERTY   
 AND IDENTIFY EASEMENTS   
 AND PROPERTY LINES.

LOT - 12,500 SQ. FT.