

DATE SUBMITTED: 6-20-90

PERMIT # 36186

FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 123 Mantey Hts DR

SQ. FT. OF BLDG: 780

SUBDIVISION: Mantey Heights

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 55

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-121-02-012

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Don + Arlene Rawson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 123 Mantey Heights DR

Home

PHONE: 242-3941

DESCRIPTION OF WORK AND INTENDED USE:  
Garage

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

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### FOR OFFICE USE ONLY

ZONE: RSF-5

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

SETBACKS: F N/A S 5 R 10

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 28

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

SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

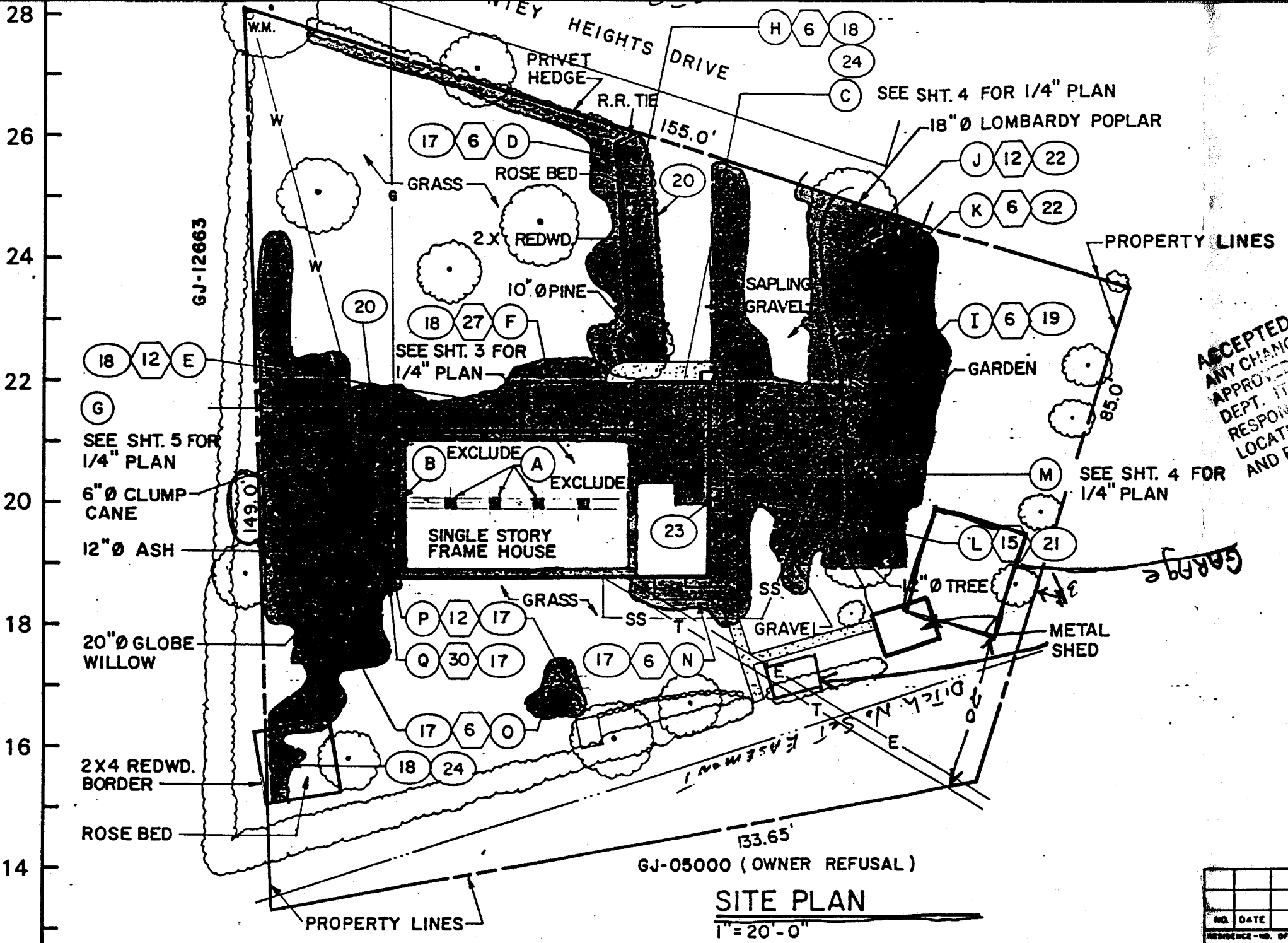
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: And Witzel

Donald Rawson  
SIGNATURE

APPROVED BY: 6-20-90



ACCEPTED 6-20-90 LW  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

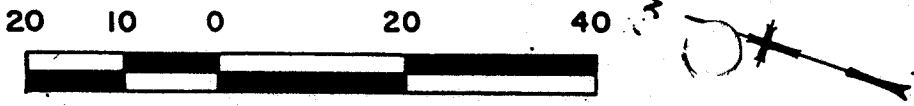
GARAGE

Don RAL  
 123 MANT  
 GJ. Col.  
 PH 24

GJ-05000 (OWNER REFUSAL)

**SITE PLAN**

1" = 20'-0"



NO.	DATE	REVISIONS	BY	CK.	A.E.	APP.	NO.	DATE
RESIDENCE - NO. OF OCCUPANTS			U.S. DEPARTMENT OF AGRICULTURE					
NO. - REVISIONS - PLAN - NOS / OR.			DESIGNED:	GLV	7/86	DRAWN:		
PROJECT NO.			CHECKED:	GLV	7/86	POOL ENG.:		
						GRA		