

DATE SUBMITTED: Sept 27, 90

PERMIT # 3114

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

x

BLDG ADDRESS: 808 MAZATLAN DRIVE

SQ. FT. OF BLDG: 1994 + Garage

SUBDIVISION: Paradise Hills

SQ. FT. OF LOT: 10,000

FILING # 6 BLK # 2 LOT # 9

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2701-264-23-022

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

None

PROPERTY OWNER: Don Haase

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 563 Village Way, G.J. 81503

None

PHONE: 241-1074 (wk) 242-8681 (hm)

DESCRIPTION OF WORK AND INTENDED USE:
New home construction

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

FOR OFFICE USE ONLY

ZONE: RSE-4

FLOODPLAIN: YES NO

SETBACKS: F 45' S 7' R 30'

GEOLOGIC
HAZARD: YES NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 16

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 13

LANDSCAPING/SCREENING: _____

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.)

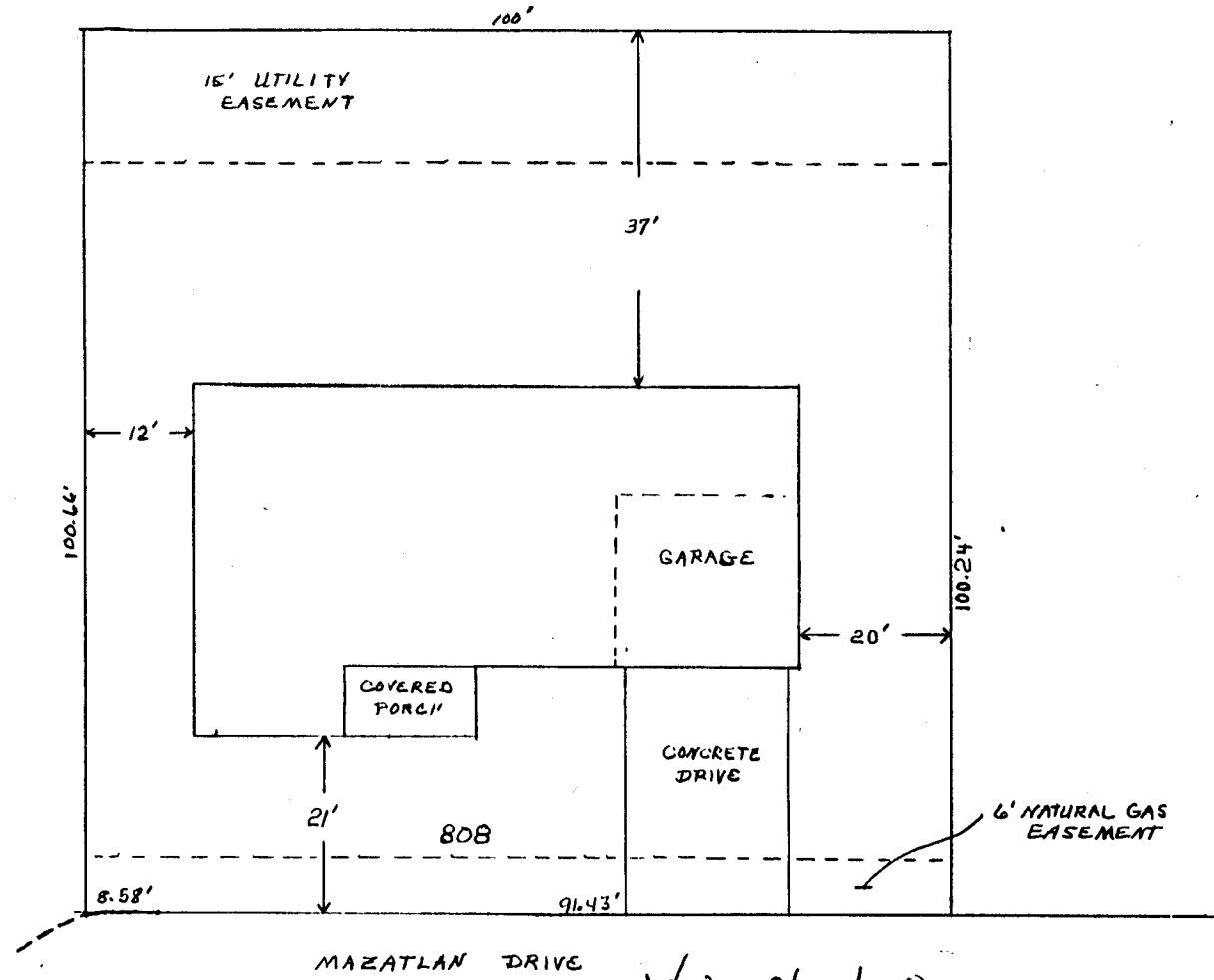
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE
AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE
OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: Sept. 27, 90

APPROVED BY: D. Wainman

Don Haase
SIGNATURE



MAZATLAN DRIVE

ACCEPTED *HW* 9/27/90
 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.

SITE PLAN-808 MAZATLAN DR.		
SCALE	DATE	REVISIONS
		<i>HW</i>
DATE	APPROVED BY	DRAWING NUMBER