

DATE SUBMITTED: 4-10-90

PERMIT # 35641

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 710 West Mesa

SQ. FT. OF BLDG: 576

SUBDIVISION: West Lake Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 10

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-104-04-012

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: Richard Lawrence

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 710 West Mesa

PHONE: 242-0204

DESCRIPTION OF WORK AND INTENDED USE:
garage storage of car

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: RSF-8

FLOODPLAIN: YES _____ NO

SETBACKS: F N/A S 3' R 3'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 10

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 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.

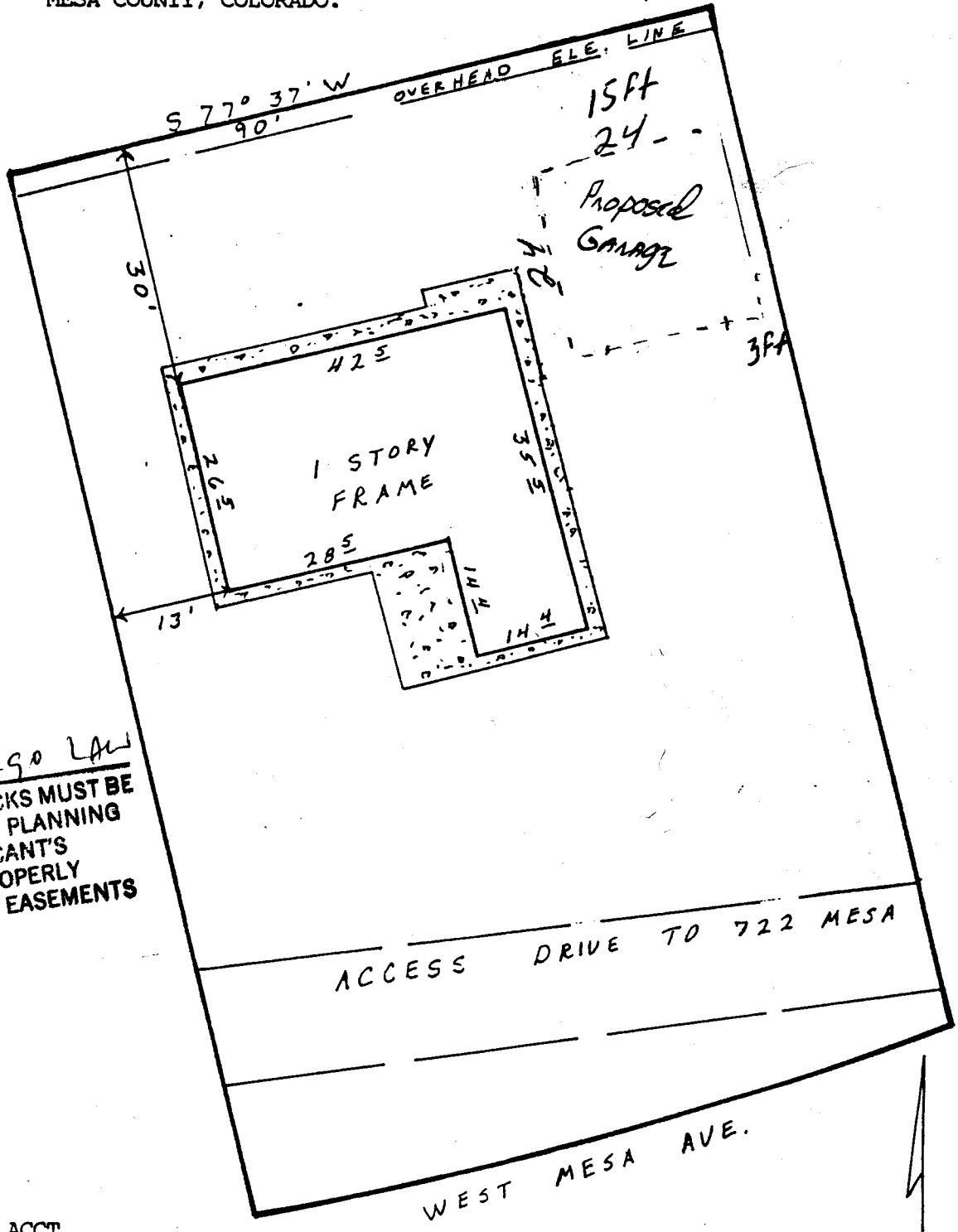
DATE APPROVED: 4-10-90

APPROVED BY: Linda Wetzel

Richard Lawrence
SIGNATURE

IMPROVEMENT LOCATION CERTIFICATE

710 W MESA AVE.
LOT 10, BLOCK 1, WEST LAKE PARK SUBDIVISION,
MESA COUNTY, COLORADO.



ACCEPTED 2-10-90 LAW
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.

LAWRENCE ACCT.
MERIDIAN TITLE CO.
NOTE: This property does not fall within any floodplain.

N
1"=20'