

DATE SUBMITTED: 2-22-90

PERMIT # 35187

FEE 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2814 NORTH AVE

SQ. FT. OF BLDG: 64 #

SUBDIVISION: \_\_\_\_\_

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

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-073-00-123

1

PROPERTY OWNER: BILL & CAROL LINDBERGER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2814 NORTH AVE

CAROL DENTAL FEEDS

PHONE: 25-3286

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.

8' x 8' COVERED ENTRY

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FOR OFFICE USE ONLY

ZONE: C-1

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

SETBACKS: F 55' S 0' R 0'

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

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 30

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: 2/22/90

APPROVED BY: Linda Witzel

Judson Lewis  
SIGNATURE

MESA COUNTY PLANNING CLEARANCE APPLICATION

In the space below please attach a copy of an IMPROVEMENT LOCATION CERTIFICATE showing the following or neatly draw a SITE PLAN showing the following:

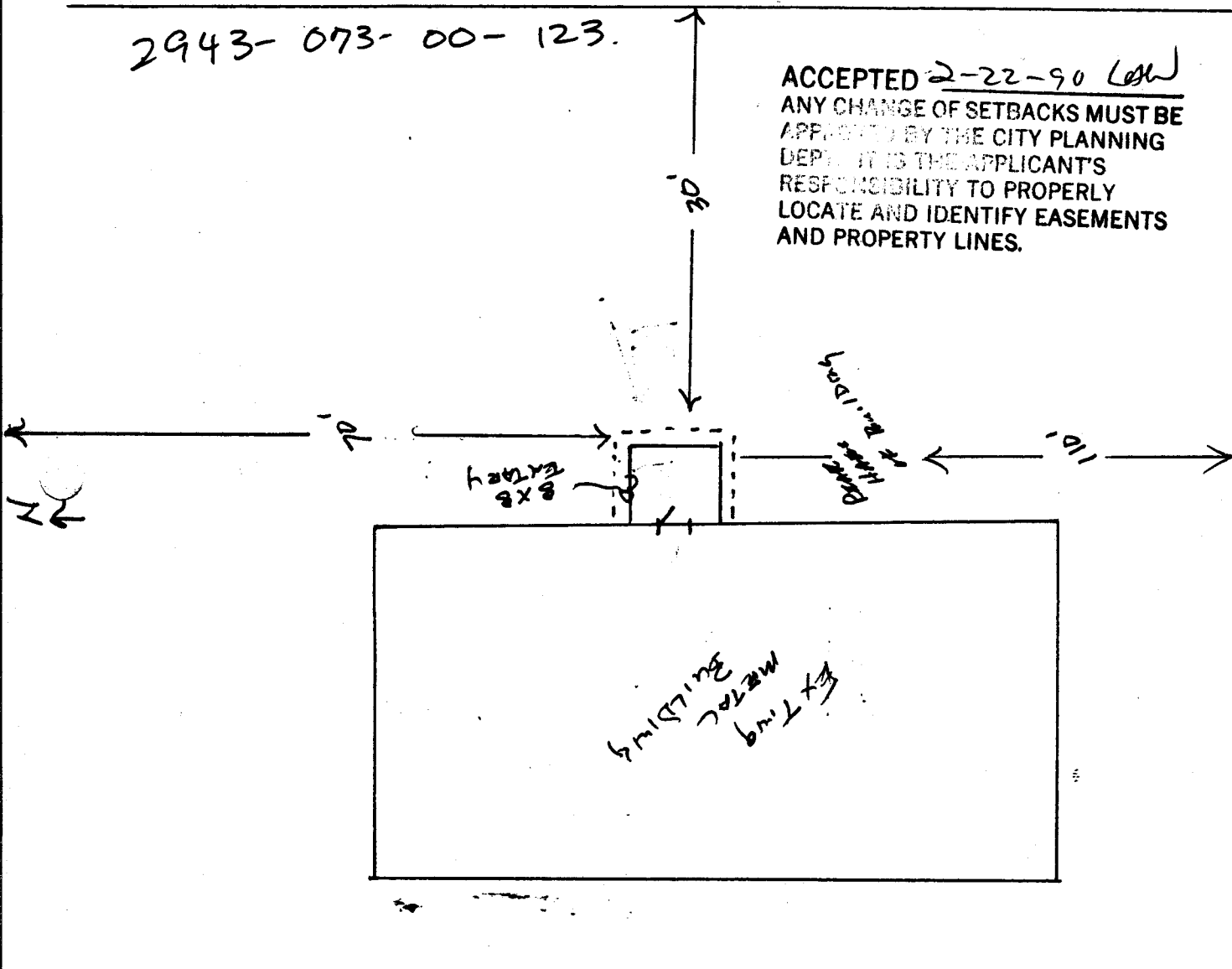
(Use as much of the page as possible)

- 1. An outline of the property lines with dimensions.
- 2. An outline of the proposed structure with dotted lines.
- 3. The distances from the proposed structure to the front, rear, and side property lines (setbacks).
- 4. All easements or rights-of-way on the property.
- 5. All other structures on the property.
- 6. All streets adjacent to the property and street names.
- 7. An arrow indicating NORTH.

See attached Example Improvement Location Certificate and Site Plan.

2943-073-00-123.

ACCEPTED 2-22-90 LSW  
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.



BY SIGNING BELOW, THE APPLICANT ACCEPTS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS, PROPERTY LINES, EXISTING AND PROPOSED STRUCTURES. IT IS FURTHER UNDERSTOOD THAT ANY CHANGE OF SETBACKS MUST BE APPROVED, IN WRITING, BY THE PLANNING DEPARTMENT.

APPLICANT SIGNATURE:

*John Leig* (LEIGH SIDING & REMOLDING)

APPROVED BY:

Date