

DATE SUBMITTED: NOV 4, 1991

PERMIT NO. 40294

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 316 CEDAR ST

SQ. FT. OF BLDG: 576 24X24

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

SQ. FT. OF LOT: 261 AC

FILING NO. \_\_\_ BLK NO. \_\_\_ LOT NO. \_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NO: 2945-243-00-102  
256

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER: RANDY L. COOK

USE OF EXISTING BUILDINGS: None

ADDRESS: P.O. Box 1120 CEDAR

DESCRIPTION OF WORK AND INTENDED USE: GARAGE / STORAGE Bldg.

TELEPHONE: 242-2212

**SUBMITTALS REQUIRED:** Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT 20

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

SIDE 3 REAR 3

CENSUS TRACT: 8 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32

PARKING REQ'MT \_\_\_\_\_

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

SPECIAL CONDITIONS: Setbacks at least 300' from garage to bluff line

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

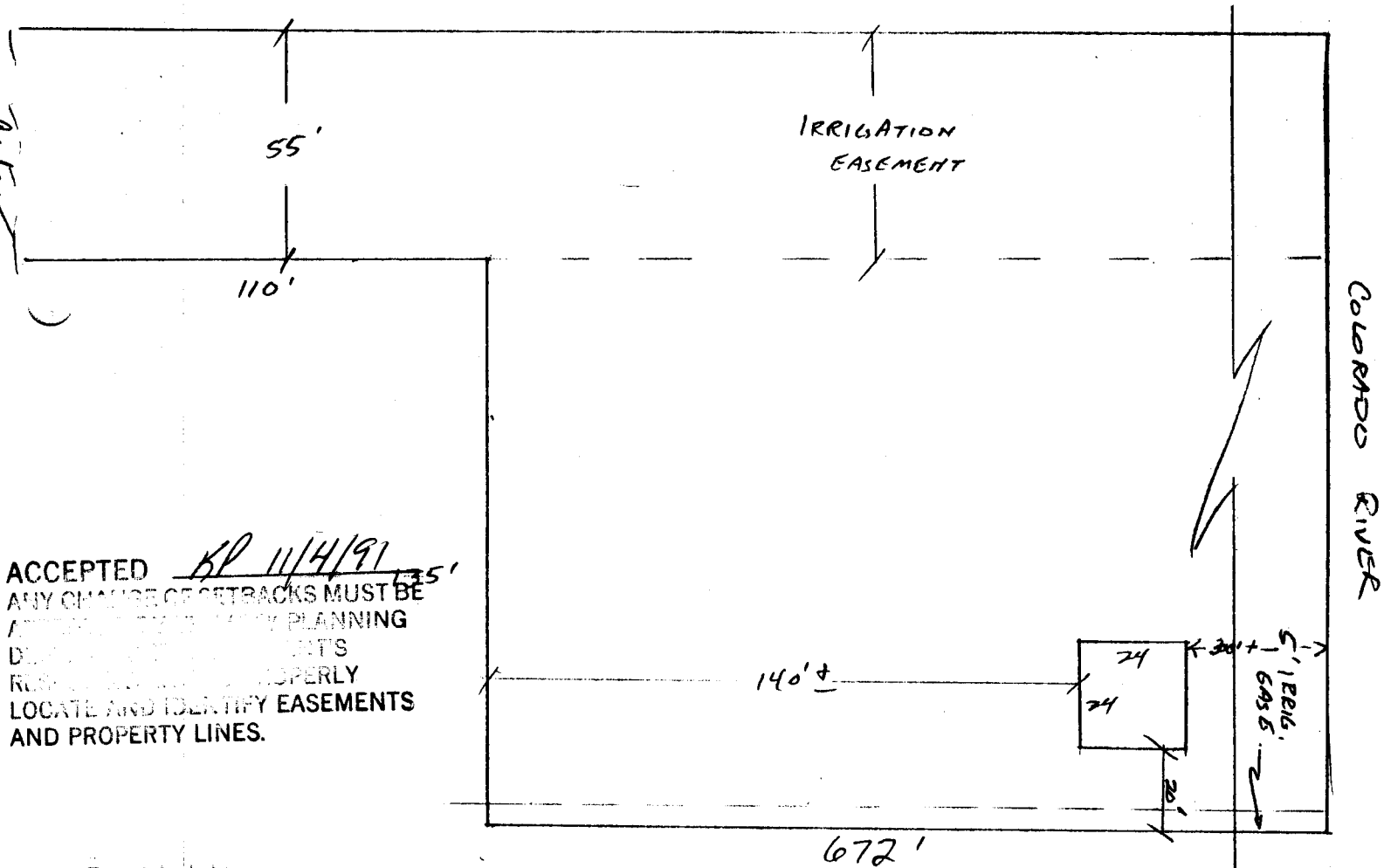
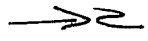
Katherine M. Peck  
Department Approval  
11/4/91  
Date Approved

Randy Cook  
Applicant Signature  
11-4-91  
Date

**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:

- 1. An outline of the PROPERTY LINES with dimensions. [ ]
- 2. An outline of the PROPOSED STRUCTURE with dotted lines. [ ]
- 3. The DISTANCE from the proposed structure to the front, rear, and side property lines (setback). [ ]
- 4. All EASEMENTS or RIGHT-OF-WAYS on the property. [ ]
- 5. All other STRUCTURES on the property. [ ]
- 6. All STREETS adjacent to the property and street names. [ ]
- 7. All existing and proposed DRIVEWAYS. [ ]
- 8. An arrow indicating NORTH. [ ]



ACCEPTED BP 11/4/91  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS 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 [Signature]

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DEPARTMENT STAFF