

DATE SUBMITTED: 6 May 1991

PERMIT # 38593

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

12/8/91
2 1/2

ADDRESS: 2000 Gunnison

SQ. FT. OF BLDG: 324

SUBDIVISION: Terrace

SQ. FT. OF LOT: 9000

FILING # _____ BLK # _____ LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-131-03-031

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Hana Van Houten

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 2000 Gunnison

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
Screened Porch

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

FOR OFFICE USE ONLY

ZONE: RSF8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

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: 6 May 1991

APPROVED BY: Christen L. Albrecht

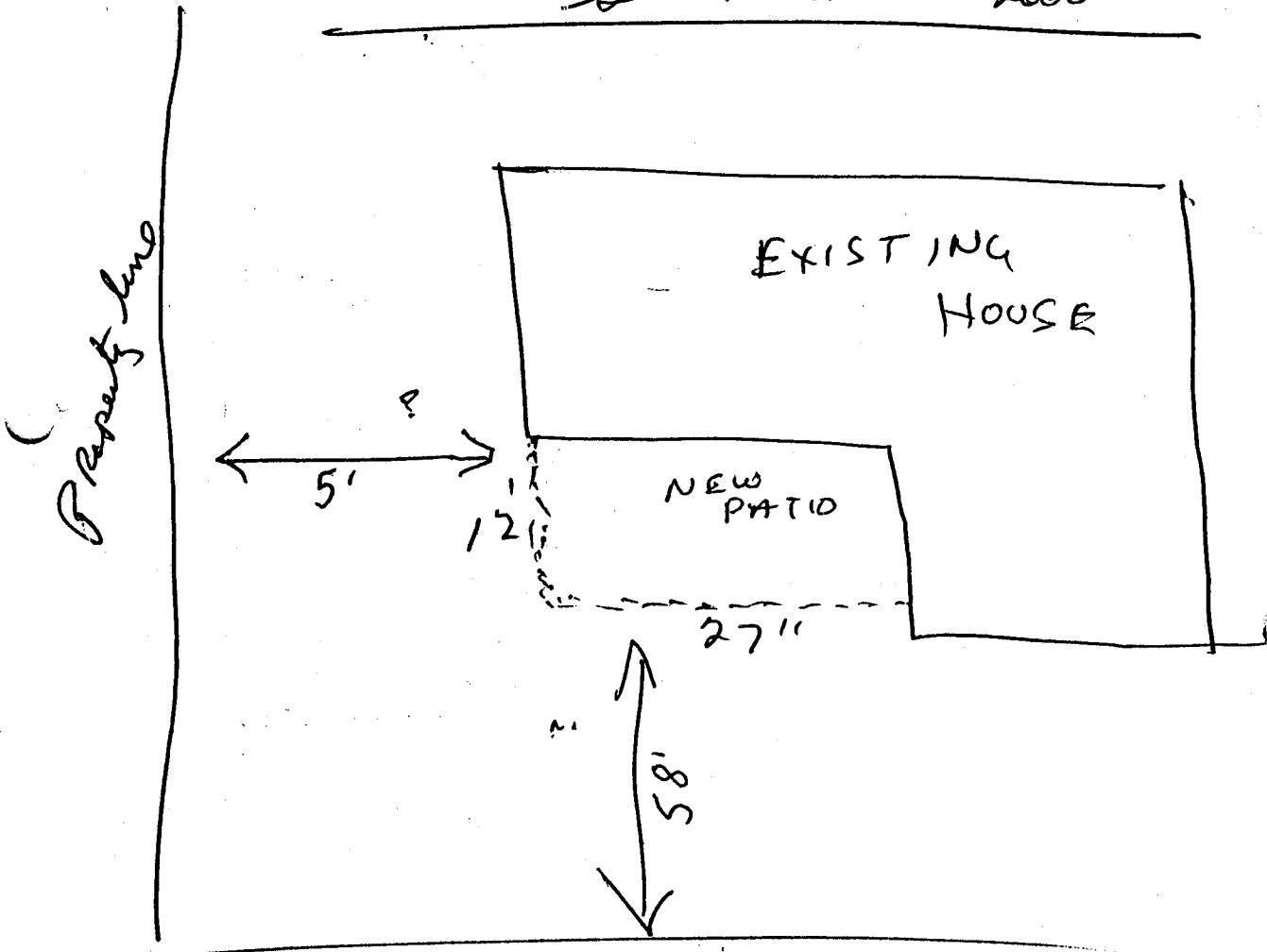
Dura Systems - Barbara Tiefenbach
SIGNATURE

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:

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. []

Gunnison 2000



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 SET-BACKS MUST BE APPROVED, IN WRITING, BY THE PLANNING DEPARTMENT.

APPLICANT SIGNATURE *Bill Tiefenbach*

APPROVED BY: _____ DATE _____
 PLANNING DEPARTMENT STAFF

ACCEPTED *KCA 5/6/91*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.