

DATE SUBMITTED: 10/16/91

PERMIT NO. 41612  
FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 113 Mantey Hts Dr SQ. FT. OF BLDG: \_\_\_\_\_  
SUBDIVISION: Mantey Neight Sub SQ. FT. OF LOT: 112' x' 205'  
FILING NO. \_\_\_ BLK NO. \_\_\_ LOT NO. \_\_\_ NO. OF FAMILY UNITS: 1  
TAX SCHEDULE NO: 2945-121-02-006 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: One  
OWNER: Gary Harned USE OF EXISTING BUILDINGS: Single Family  
ADDRESS: 113 Mantey Hts Dr DESCRIPTION OF WORK AND INTENDED USE: Addition to house & Studio Work Shop for Hobby  
TELEPHONE: 243-2925  
SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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FOR OFFICE USE ONLY

ZONE RSF-5 FLOODPLAIN: YES \_\_\_ NO X  
SETBACKS: FRONT 30' P.L. GEOLOGIC HAZARD: YES \_\_\_ NO X  
SIDE \_\_\_ REAR \_\_\_ addition side 5' CENSUS TRACT: 6 TRAFFIC ZONE: 28  
Rear 25' PARKING REQ'MT n/a  
MAXIMUM HEIGHT 32' Accessory side 3' LANDSCAPING/SCREENING REQUIRED: n/a SPECIAL CONDITIONS: n/a  
Rear 10'

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.

B. Paulsen  
Department Approval  
10/16/91  
Date Approved

Gary V. Harned  
Applicant Signature  
10/16/91  
Date

