

DATE SUBMITTED: May 9, 1991

PERMIT # 38673

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 942 White Ave

SQ. FT. OF BLDG: _____

SUBDIVISION: N/A

SQ. FT. OF LOT: _____

FILING # _____ BLK # 86 LOT # 21 & 22

NUMBER OF FAMILY UNITS: 4

TAX SCHEDULE NUMBER:
2945-144-03-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
One

PROPERTY OWNER: Royce C. Gibson

USE OF ALL EXISTING BUILDINGS:
Rental Apts

ADDRESS: 102 Spring Rd, Bartlesville, OK
Contractor: Silverstone Homes, Inc.
PHONE: 242-1274

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

DESCRIPTION OF WORK AND INTENDED USE:
Connect existing garage to living space & add 4' to front of garage.

FOR OFFICE USE ONLY

ZONE: RMF-64

FLOODPLAIN: YES _____ NO X

SETBACKS: F 65' S 3' R 3'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 36'

CENSUS TRACT #: 2

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 41

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.

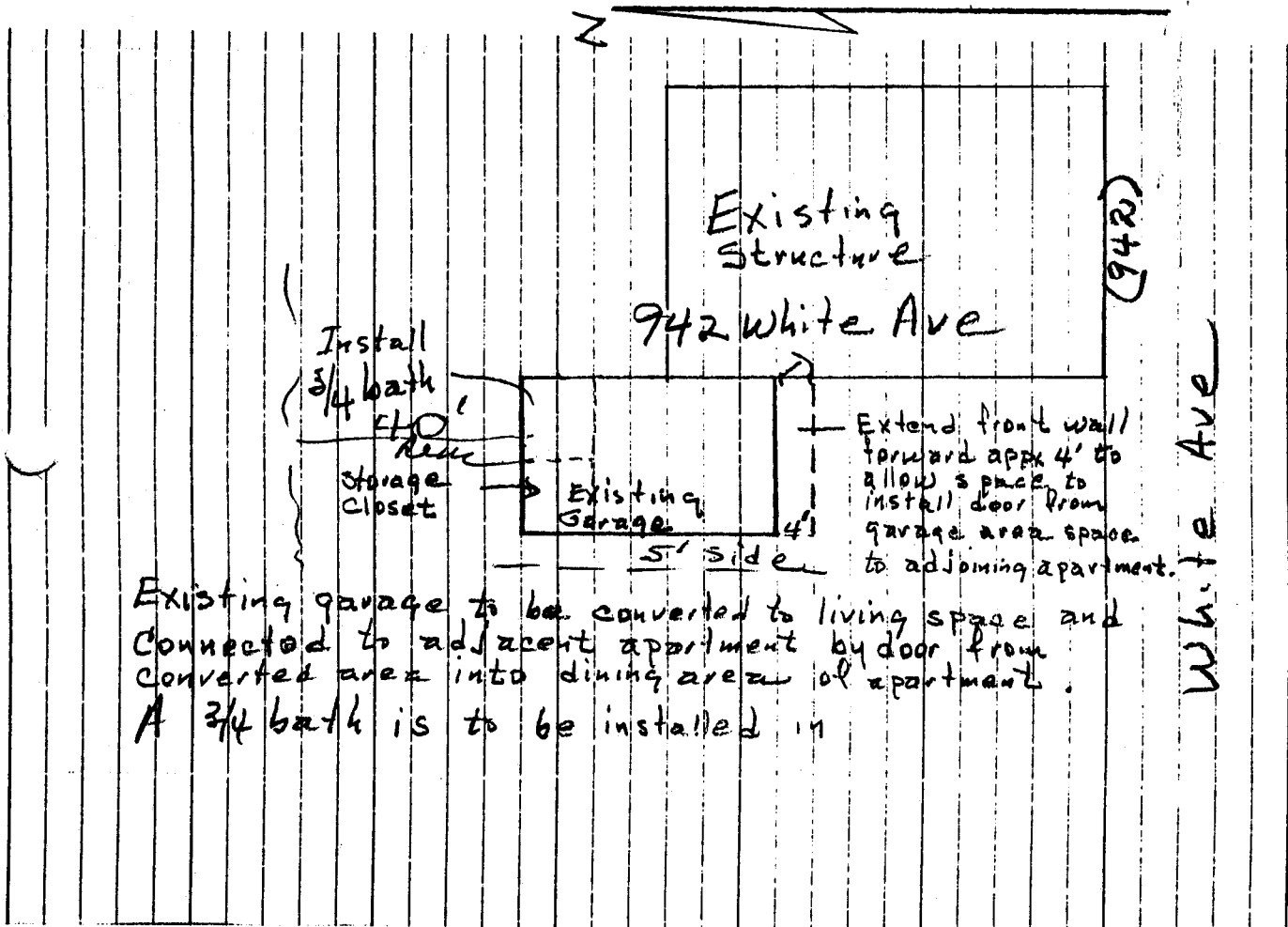
DATE APPROVED: 5/9/91
APPROVED BY: Kristen L. Orbeck

John B. Curtis
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. []



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

John B. Carter, Pres. 5/7/91

APPROVED BY:

PLANNING DEPARTMENT STAFF

ACCEPTED DATE

5/9/91 KKA

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.