

DATE SUBMITTED: 3-2-92

PERMIT NO. 41100 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 710 W. MESA AVE
SUBDIVISION WEST LAKE PARK
FILING # _____ BLK # 1 LOT # 10
TAX SCHEDULE # 2945-104-01-012

SQ. FT. OF BLDG: _____
SQ. FT. OF LOT: 11,200 SF
NO. OF FAMILY UNITS: _____
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER RICHARD & ROBERTA LAURENCE
ADDRESS 710 W. MESA
TELEPHONE: 242-0204

USE OF EXISTING BUILDINGS: _____

DESCRIPTION OF WORK AND INTENDED USE:
A 8x20 FT. SCARF FOR GARDENING, LAWN MOWER STORAGE, SHINGLE ROOF, SOUTH & WEST OPEN AIR.

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
SETBACKS: FRONT 20-PL
45'-CLG ROW
SIDE 3' REAR 3'
ACCESSORY
MAXIMUM HEIGHT 32'

FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT: 4 TRAFFIC ZONE: 10
PARKING REQ'MT

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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.

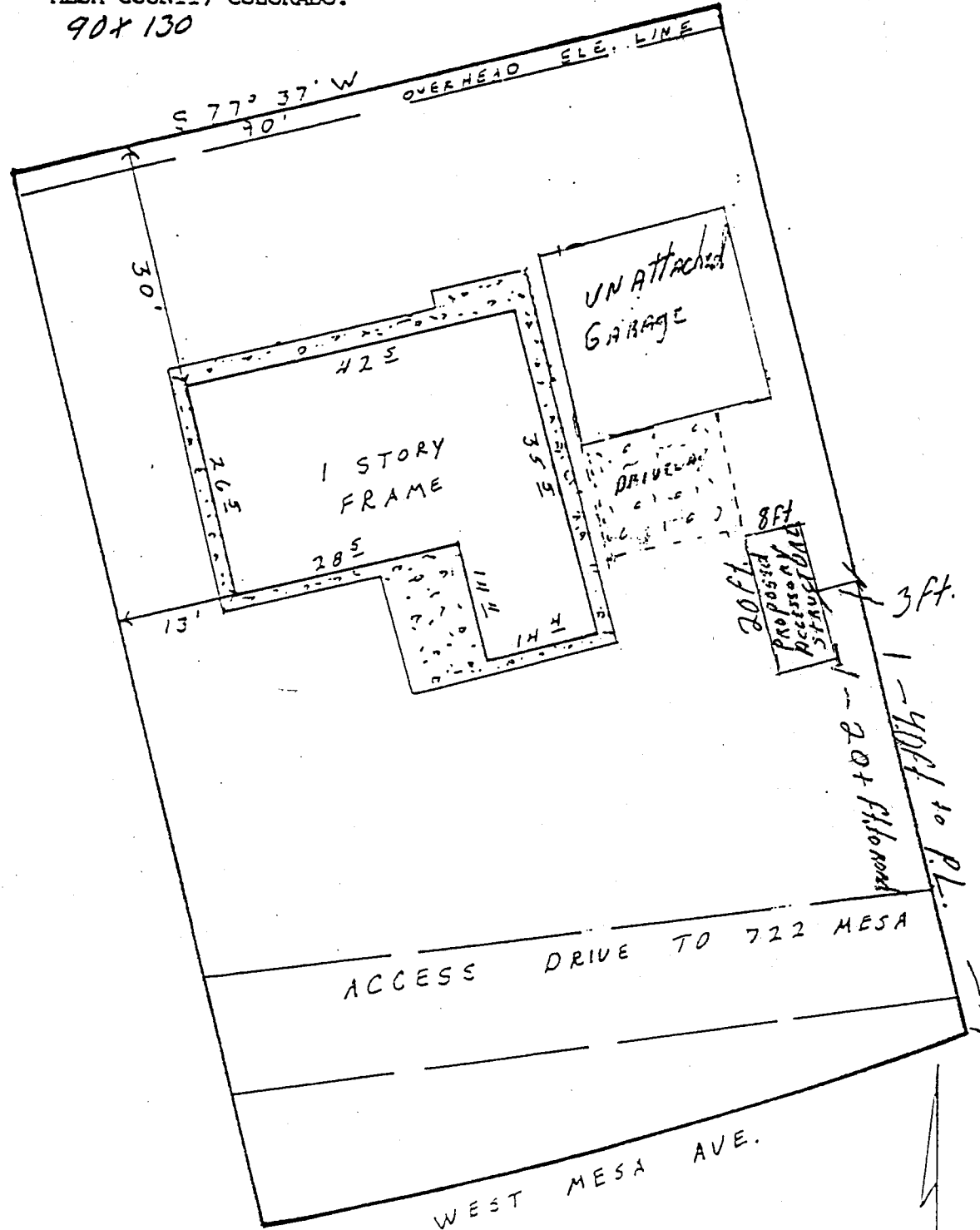
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
3-2-92
Date Approved

[Signature]
Applicant Signature
3-2-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

710 W MESA AVE.
 LOT 10, BLOCK 1, WEST LAKE PARK SUBDIVISION,
 MESA COUNTY, COLORADO.
 90x130



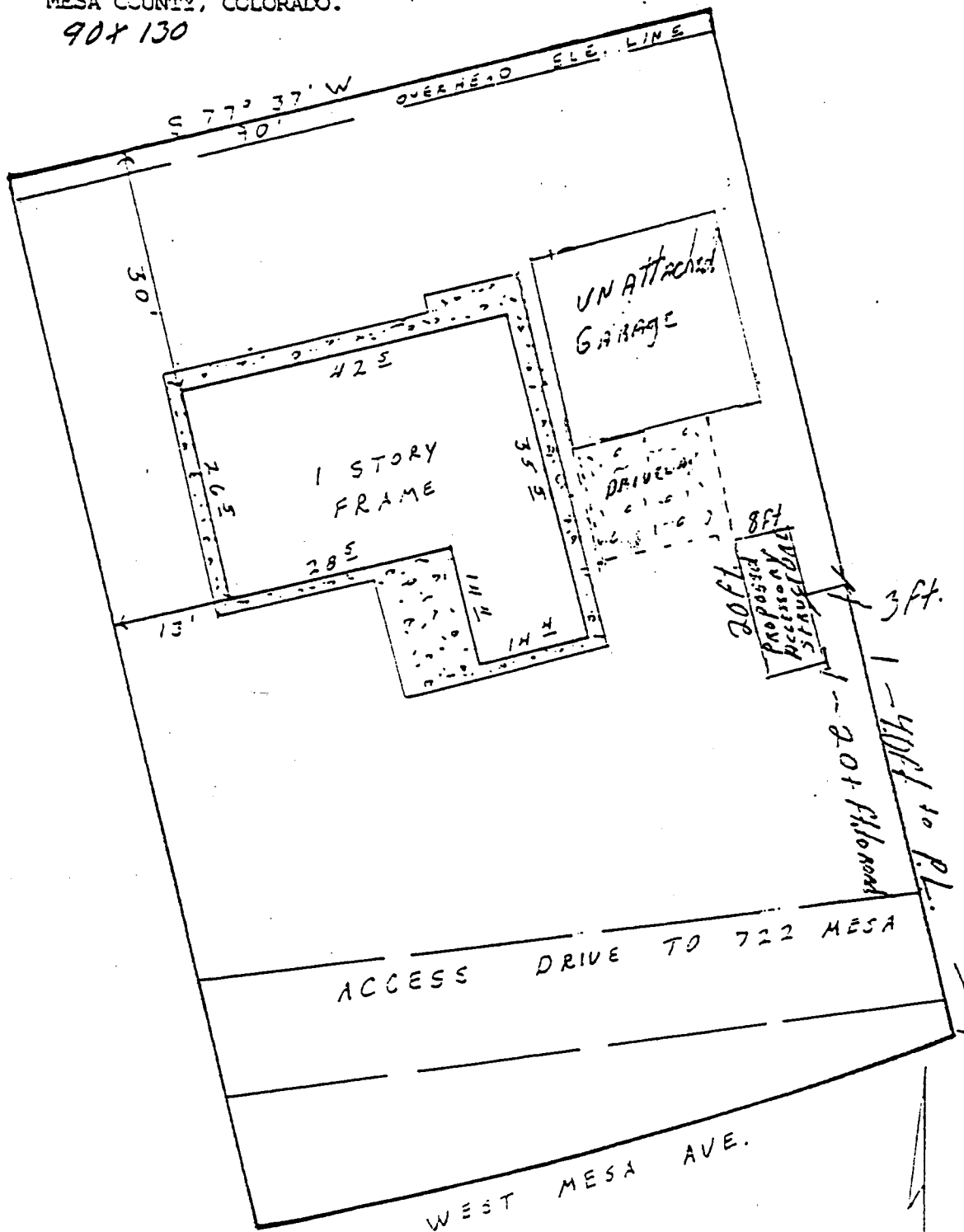
LAWRENCE ACCT.
 MERIDIAN TITLE CO.

NOTE: This property does not fall within any floodplain.

ACCEPTED *[Signature]* 3-2-92
 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.

N
 1"=20'

710 W MESA AVE.
 LOT 10, BLOCK 1, WEST LAKE PARK SUBDIVISION,
 MESA COUNTY, COLORADO.
 90x130



LAWRENCE ACCT.
 MERIDIAN TITLE CO.

NOTE: This property does not fall within any floodplain.

ACCEPTED *[Signature]* 3-2-92
 ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 11-19-01 BY 60322 UCBAW/STP
 EXCEPT WHERE SHOWN
 OTHERWISE IN THIS DOCUMENT
 AND PROPERTY LINES

3-2-92
 I declare that this
 drawing is inaccurate &
 also oppose the granting
 of any permit. I ask for a
 hearing & a stop to any
 further construction. *Sherman Matson*

N
 1"=20'