

DATE SUBMITTED: 4/21/92

PERMIT NO. 41564 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 3605 Ridge Ct. SQ. FT. OF BLDG: 1749
 SUBDIVISION: Harmon Ridge SQ. FT. OF LOT: 139 X 88
 FILING NO. 1 BLK NO. 1 LOT NO. 4 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE NO: 2945-012-98-004 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: None

OWNER: David McClelland USE OF EXISTING BUILDINGS: _____

ADDRESS: 3321 Old Palisade DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 434-7074 Residence

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-5

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES ___ NO

SIDE 5 REAR 25

CENSUS TRACT: 10 TRAFFIC ZONE: 21

MAXIMUM HEIGHT 32

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A

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.

Kathy Meyer
 Department Approval
4/21/92
 Date Approved

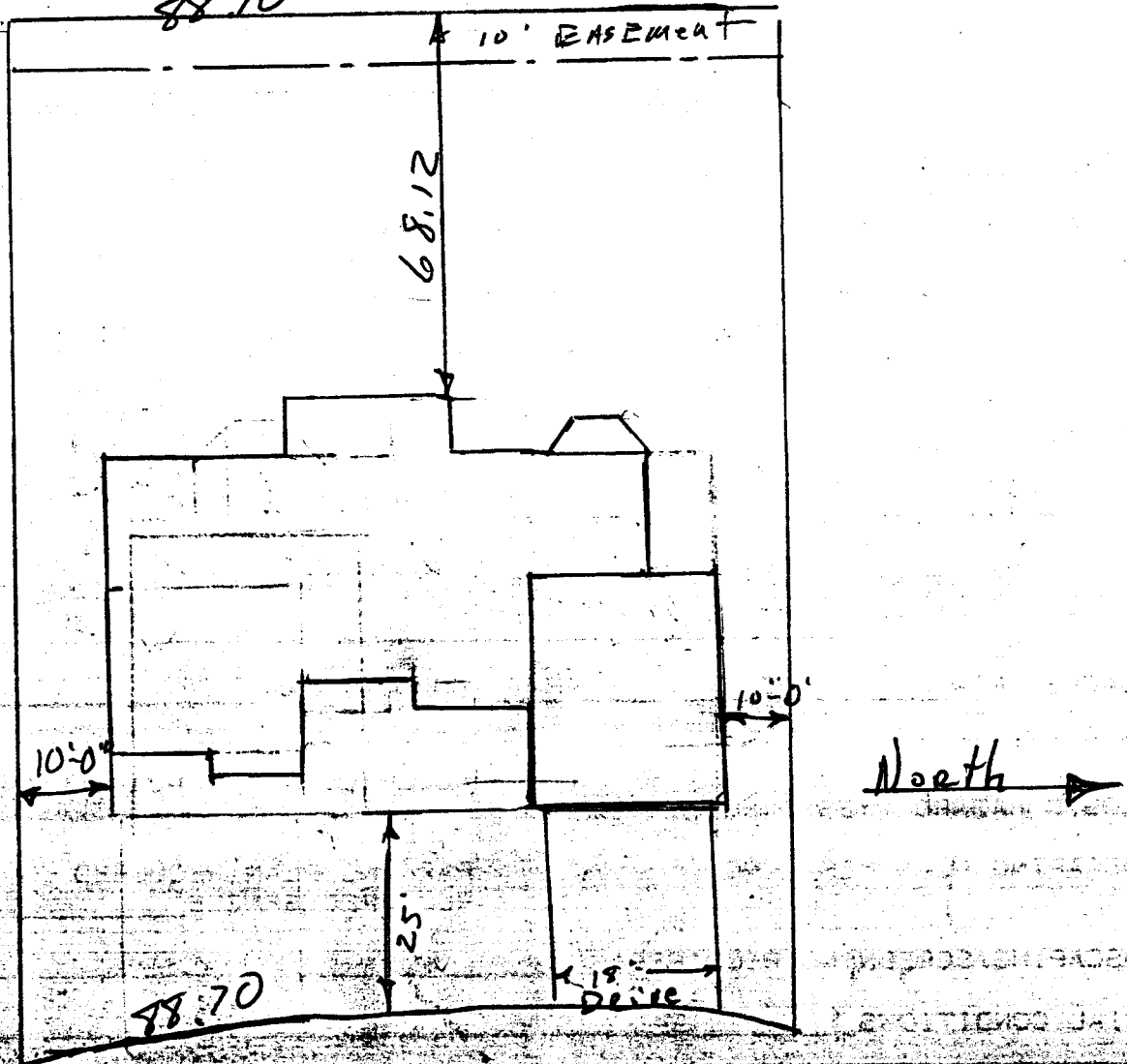
David McClelland
 Applicant Signature

 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. []



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 *Dustin McCallister*

APPROVED BY: _____ DATE _____
 PLANNING DEPARTMENT STAFF