

DATE SUBMITTED: 4-22-92

PERMIT NO. 4533 ✓

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2667 Texas Ave

SQ. FT. OF BLDG: 40x60

SUBDIVISION: Ocmabee E 11' L 9

SQ. FT. OF LOT: ~~257x168~~ ^{66x140}

FILING NO. ___ BLK NO. ___ LOT NO. 49' L 10

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2943 074 09028

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Sherry Lee

USE OF EXISTING BUILDINGS:

ADDRESS: 2667 Texas Ave

Home

TELEPHONE: 242-9364

DESCRIPTION OF WORK AND INTENDED USE:

Enclose & carpet

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-8

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES ___ NO

SIDE 5' REAR 15'

CENSUS TRACT: 4 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 32'

PARKING REQ'MT NA

LANDSCAPING/SCREENING REQUIRED: NA

SPECIAL CONDITIONS: NA

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.

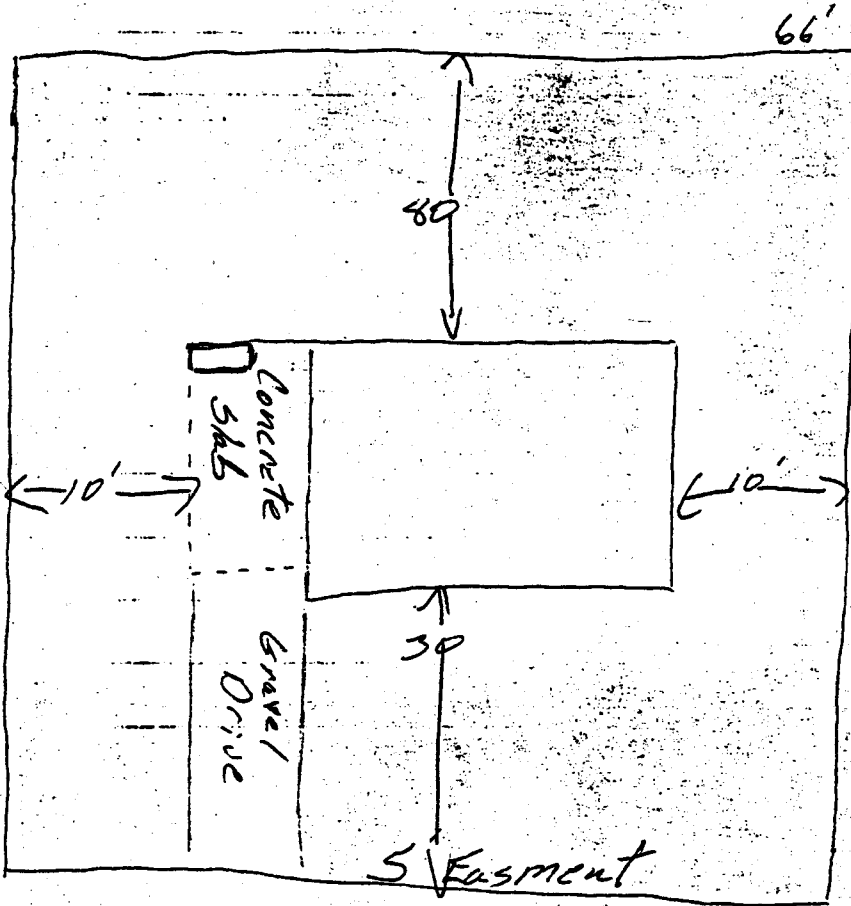
M. Putey
Department Approval
4-22-92
Date Approved

Sherry Lee
Applicant Signature
4-22-92
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. []



Enclose existing carport for storage purposes

ACCEPTED MP 4-22-92
 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.

Texas Ave
 ↓ 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 SETBACKS MUST BE APPROVED, IN WRITING, BY THE PLANNING DEPARTMENT.

+ APPLICANT SIGNATURE Sherry Lee

APPROVED BY: _____ DATE _____
 PLANNING DEPARTMENT STAFF