

DATE SUBMITTED: 3-30-87

PERMIT # 27304

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2944 Pleasant Run Rd

SQ. FT. OF BLDG: 24x18' 18x10'

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: 80x135' approx

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945 01409023

1

PROPERTY OWNER: MARK LUFF

USE OF ALL EXISTING BUILDINGS:

ADDRESS: SAME

Porch

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

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

Cover + Screen Patio

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### FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Permit Approval

Homeowners Assoc.

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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 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.

DATE APPROVED: 3/30-87

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

Phasant Run Cir

Driveway

Existing Garage

Existing House

Existing Patio

5'-5"

30'

31'

65' To Road Line

Scale 1/8" = 1'

Existing Patio & Screen To be Covered

0944 Phasant Run Cir.

Handwritten notes and signatures in the bottom left corner.

A small handwritten mark or signature in the bottom center.