

DATE SUBMITTED: 12/2/88

PERMIT # 31906

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

*Patio cover 7x24*

BLDG ADDRESS: 528 Elm Dr.

SQ. FT. OF BLDG: Ceiling 10x19

SUBDIVISION: Cottonwood

SQ. FT. OF LOT:       

FILING #        BLK # 3 LOT # 15

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-074-09-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: KARLEN HOEN

USE OF ALL EXISTING BUILDINGS:  
Home

ADDRESS: 528 Elm Dr.

PHONE:       

DESCRIPTION OF WORK AND INTENDED USE:  
*open sign*  
CARPENT TO COVER CAR FROM WEATHER  
PATIO COVER TO PROTECT STEPS INTO TRAILER

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

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### FOR OFFICE USE ONLY

ZONE: RF-8

FLOODPLAIN: YES        NO X

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES        NO       

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS:       

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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: 12/2/88

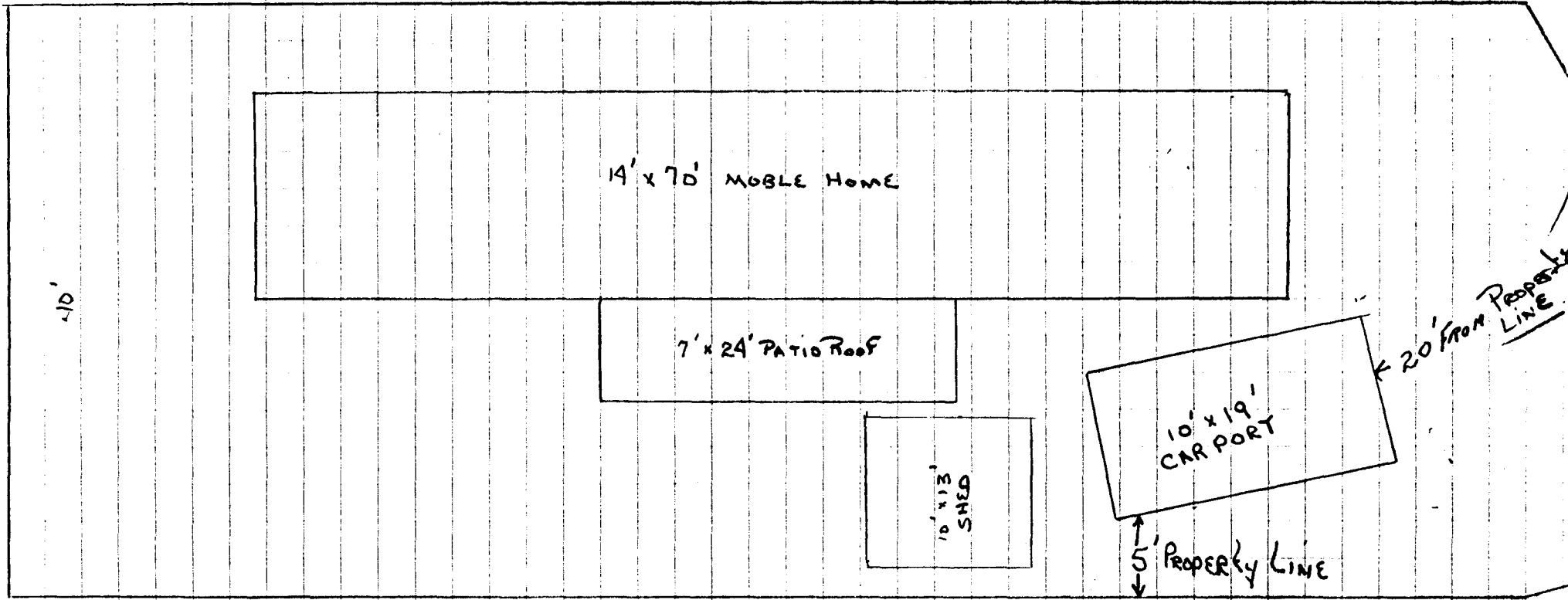
APPROVED BY: Kathy Padon

Karlen Hoehn  
SIGNATURE

ACCEPTED  
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.

ACCEPTED *KP 12/2/88*  
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103



SLM DR

20' FROM PROPERTY LINE