

DATE SUBMITTED: 1/28/88

PERMIT # 31885

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 636 Horizon Dr.

SQ. FT. OF BLDG: 4'x8'x8'

SUBDIVISION: Westwood Estates

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 103  
unit

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-024-20-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Wilma Bacon

USE OF ALL EXISTING BUILDINGS:  
home

ADDRESS: Same

PHONE: 242-9391

DESCRIPTION OF WORK AND INTENDED USE:  
4x8' porch over front steps

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

NE: PR12

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

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R plan

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 00 per plan

TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: a roof over existing front steps - as approved by architect's committee

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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.)

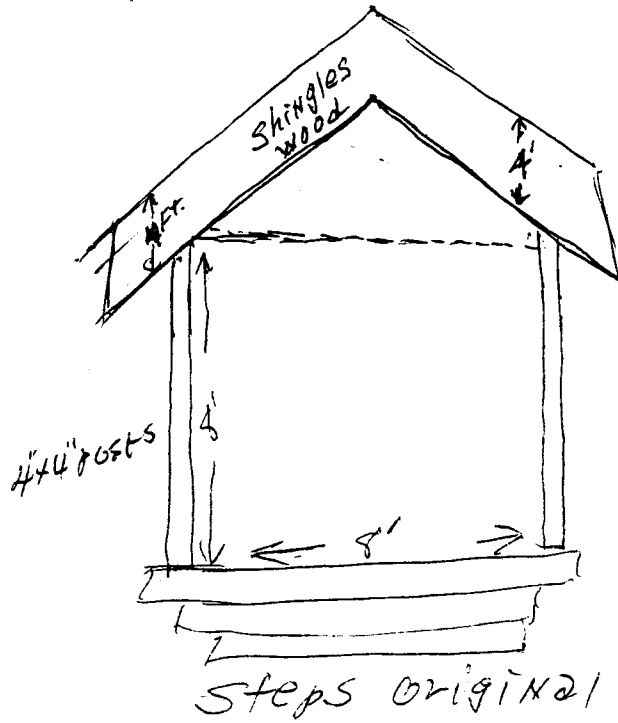
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 1/28/88

APPROVED BY: Kathy Postma

Arthur Henke for Wilma Bacon  
SIGNATURE



New Lumber

2x4s.  
Rafters.

Shakes.

ACCEPTED *RP* 11/28/88  
 ANY CHANGE OF SPECIFICS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.  
*Reof on existing steps*

*Ok [Signature]*  
 11/9/88

Del. 142 9391  
 WILMA BACON