

DATE SUBMITTED: 11/8/88

PERMIT # 31742

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 636 Horizon Drive #104 SQ. FT. OF BLDG: 8' x 4'

SUBDIVISION: Westwood Estates SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 104 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-024-20-004 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 4 plus

PROPERTY OWNER: Arthur Henke USE OF ALL EXISTING BUILDINGS: None

ADDRESS: 636 Horizon Drive

PHONE: 243 3864

DESCRIPTION OF WORK AND INTENDED USE: Roof over Door way

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

FOR OFFICE USE ONLY

ZONE: PR-12

FLOODPLAIN: YES _____ NO X

SETBACKS: F as per plans S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: Small roof 7' 2' high above front door

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: 11/8/88

APPROVED BY: Kathy Partner

Arthur Henke
SIGNATURE