DATE SUBMITTED: 9/2/88   PERMIT # 3118

FEE 5⁰⁰

PLANNING CLEARANCE
GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 636 Horizon Dr #401   SQ. FT. OF BLDG: 324

SUBDIVISION: WESTWOOD   SQ. FT. OF LOT: _____

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

TAX SCHEDULE NUMBER: NUMBER OF BUILDINGS ON PARCEL
2945-024-20-038   BEFORE THIS PLANNED CONSTRUCTION:

_____

PROPERTY OWNER: ALFRED C. SADA   USE OF ALL EXISTING BUILDINGS:

ADDRESS: 636 HORIZON DR. #401   Home

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE: SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
PORCH COVER OVER EXISTING PORCH.   SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

****
FOR OFFICE USE ONLY

ZONE: PR-34.9   FLOODPLAIN: YES _____ NO _____

SETBACKS: F _____ S _____ R _____   GEOLOGIC
HAZARD: YES _____ NO _____
MAXIMUM HEIGHT: _____ As Per
Plan   CENSUS TRACT #: 10
PARKING SPACES REQ'D: _____
TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____
SPECIAL CONDITIONS: Must meet
_____   Standards of Archt. Committee as
Per Covenants

****
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN
WRITING, BY THS 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
AN 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 RESUL IN LEGAL ACTION.
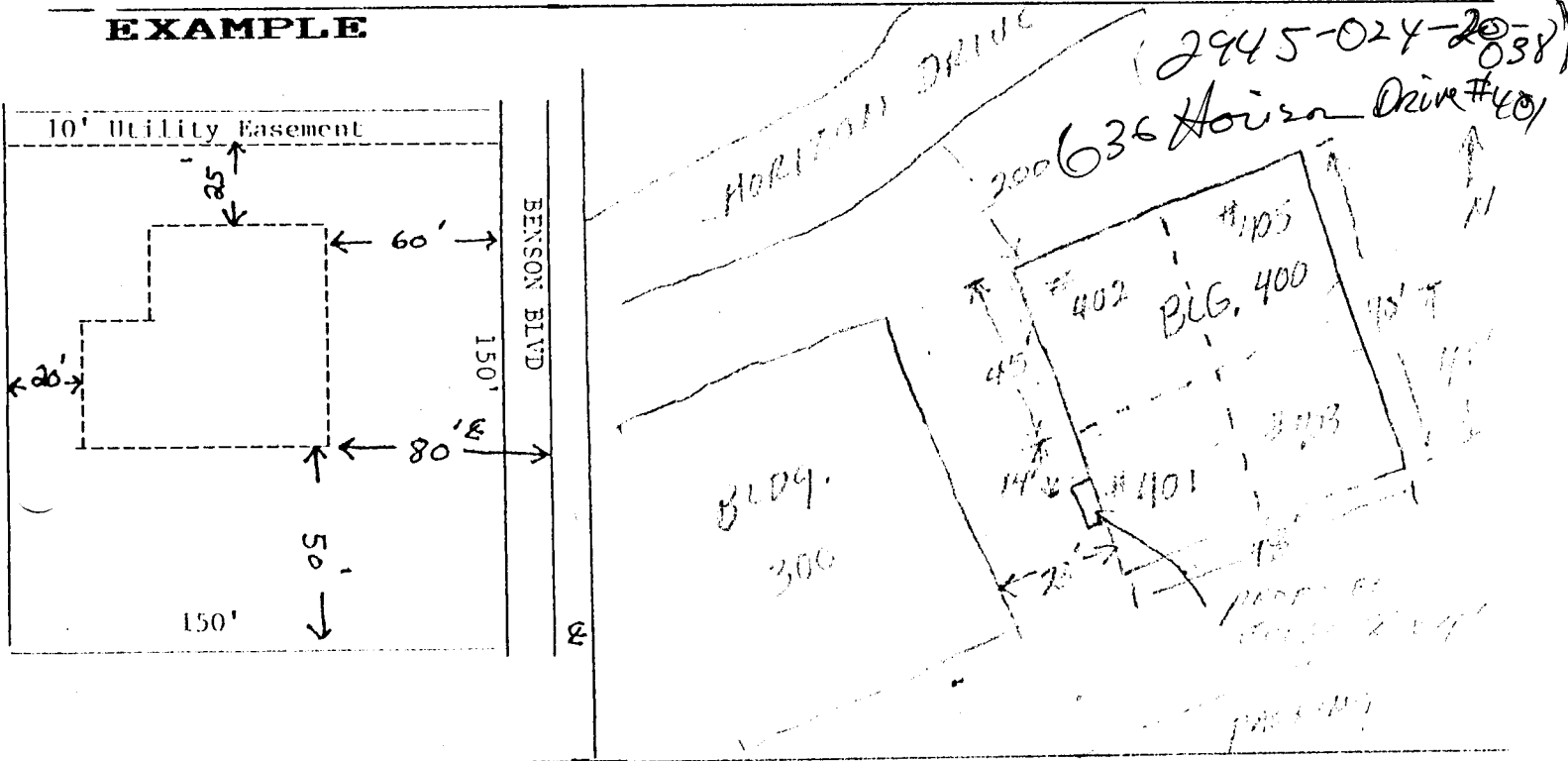
DATE APPROVED: 9/2/88

APPROVED BY: Linda   _____
SIGNATURE

MESA COUNTY APPLICATION
FOR A
PLANNING CLEARANCE

ᵀn the box provided below please draw a plot plan showing the following:

1) An outline of the property lines with the dimensions of the parcel:

2) An outline of the proposed structure with dotted lines:

3) Indicate the distance from the proposed structure to the front, sides and rear property lines:

4) Indicate all easements or rights-of-way on the property:

5) Draw all other existing structures on the property:

6) Identify all streets touching the property:

EXAMPLE

Zone _____   **Setbacks**   Front _____   Side _____   Side _____   Rear _____

Flood Plain   yes   no   Parking Plan   yes   no   _____

Geologic Hazard   yes   no   Landscaping Plan   yes   no   _____

Variance _____   Drainage Plan   yes   no   _____

Census Tract _____   Driveway Permit   yes   no   _____

Special Conditions: _____

_____

_____

Approved by _____

Date   _____