

DATE SUBMITTED: 10-5-88

PERMIT # 31247

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 636 Horizon Dr #502 SQ. FT. OF BLDG: 4x8'

SUBDIVISION: Westwood SQ. FT. OF LOT: _____

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

TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Al & Margaret Lacey 4 plex units

ADDRESS: 636 Horizon Dr #502 USE OF ALL EXISTING BUILDINGS: _____

PHONE: 242-4269 homes

DESCRIPTION OF WORK AND INTENDED USE: Cover over porch & steps 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: Cover over existing porch & steps F _____ S _____ R _____ GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: as per approved plans CENSUS TRACT #: 10

PARKING SPACES REQ'D: existing TRAFFIC ZONE: 23

LANDSCAPING/SCREENING: existing SPECIAL CONDITIONS: plans as approved by the Westwood Board

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 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 RESULT IN LEGAL ACTION.

DATE APPROVED: 10/5/88

APPROVED BY: Kathy Portner

Margaret Lacey
SIGNATURE