

DATE SUBMITTED: 3/25/88

PERMIT # 30128

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

*Carpent deck*  
205 # 122 P

BLDG ADDRESS: 849 TEXAS AVE

SQ. FT. OF BLDG: 205 # 122 P

SUBDIVISION: \_\_\_\_\_

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-114-13-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: MABEL COLHOUE

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 849 TEXAS AVE

RESIDENCE

PHONE: 242-2170

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

DESCRIPTION OF WORK AND INTENDED USE:  
CARPENT + DECK

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**FOR OFFICE USE ONLY**  
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ZONE: RSF-8

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

SETBACKS: F 20ft S 3' R N/A

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

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 5

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 33

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

SPECIAL CONDITIONS: Carpent must remain open to be 3' from sidewalk Deck remain open also

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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 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: 3/25/88

Mabel Colhoue  
SIGNATURE

APPROVED BY: [Signature]

PHILLIPS CONSTRUCTION COMPANY

345 33 Rd.  
Palsade, Colorado 81526  
434-6637

Client HILLY COLHOUE  
Project END TEXAS AVE  
Subject CURB AND DECK

Sht 1 of 2  
Job \_\_\_\_\_  
Date 3-23-88  
by RWP

