

DATE SUBMITTED: Feb. 28, 1990

PERMIT # 35211

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1951 Clover Ct.

SQ. FT. OF BLDG: 2000

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: _____

FILING # 3 BLK # 3 LOT # 14

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-014-10-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: JAMES WILSON

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1951 Clover Ct

PHONE: 245-1548

DESCRIPTION OF WORK AND INTENDED USE:

Extend deck & PUT PATIO COVER (open) over entire deck

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: RSF-5

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Architectural Review Committee - Spring Valley

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: Feb. 28, 1990

APPROVED BY: [Signature]

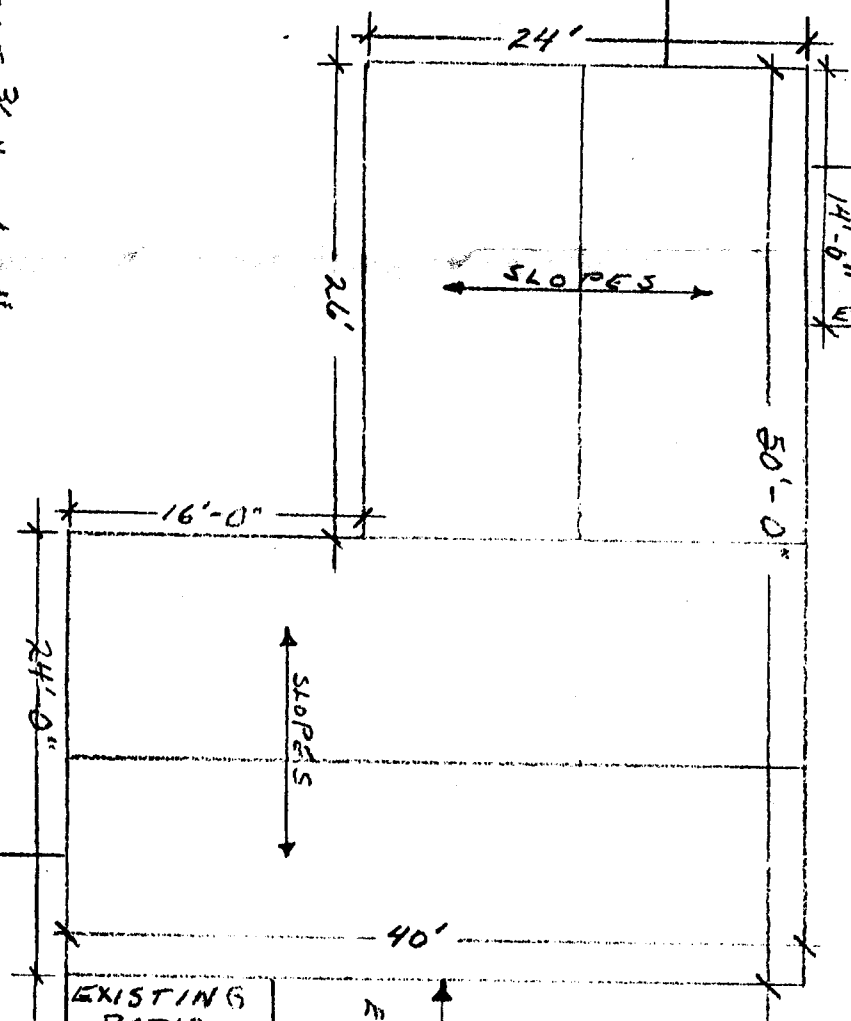
[Signature]
SIGNATURE

32.5' TO CURB @ APPLEWOOD ST.

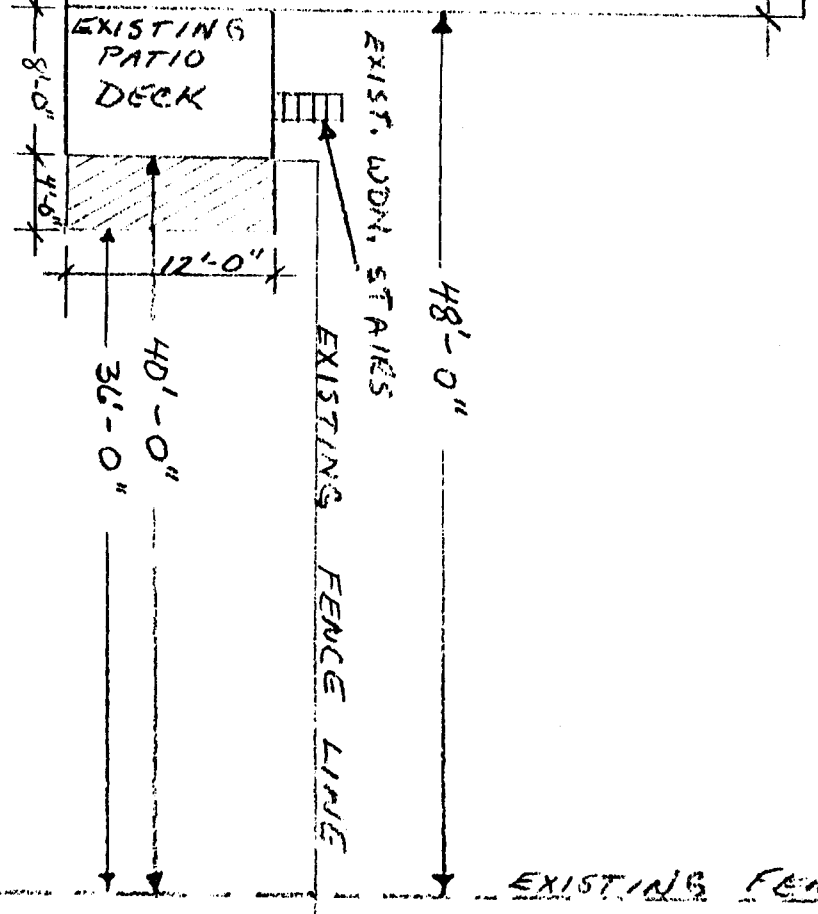
PLOT PLAN SCALE 3/32" = 1'-0"

23' TO PROPERTY LINE

EXISTING FENCE



30' TO CURB @ CLOVER COURT



EXISTING FENCE @ PROPERTY LINE

ACCEPTED 2/27 2-28-90
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



= 4' X 8' EXTENDED PATIO FLOOR / 12' X 12' COVERED PATIO ROOF

MR. MIKE JIM WILSON
 1951 CLOVER COURT
 BOULDER STREET, COLO.
 333 245-1543