

DATE SUBMITTED: 3/2/90

PERMIT # 35383

FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3360 Star Ct. GJ81506 SQ. FT. OF BLDG: 1960 + 900 garage

SUBDIVISION: Northridge SQ. FT. OF LOT: 10,000 sq. ft.

FILING # \_\_\_\_\_ BLK # 4 LOT # 12 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-023-19-012 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: Ken Rabideau USE OF ALL EXISTING BUILDINGS: SFR

ADDRESS: 3360 Star Ct. GJ 81506

PHONE: 242-0946

DESCRIPTION OF WORK AND INTENDED USE: enclose back porch  
SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: RSF-4 FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20 R 5 S 7 R 30 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 32' CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_ TRAFFIC ZONE: 20

LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

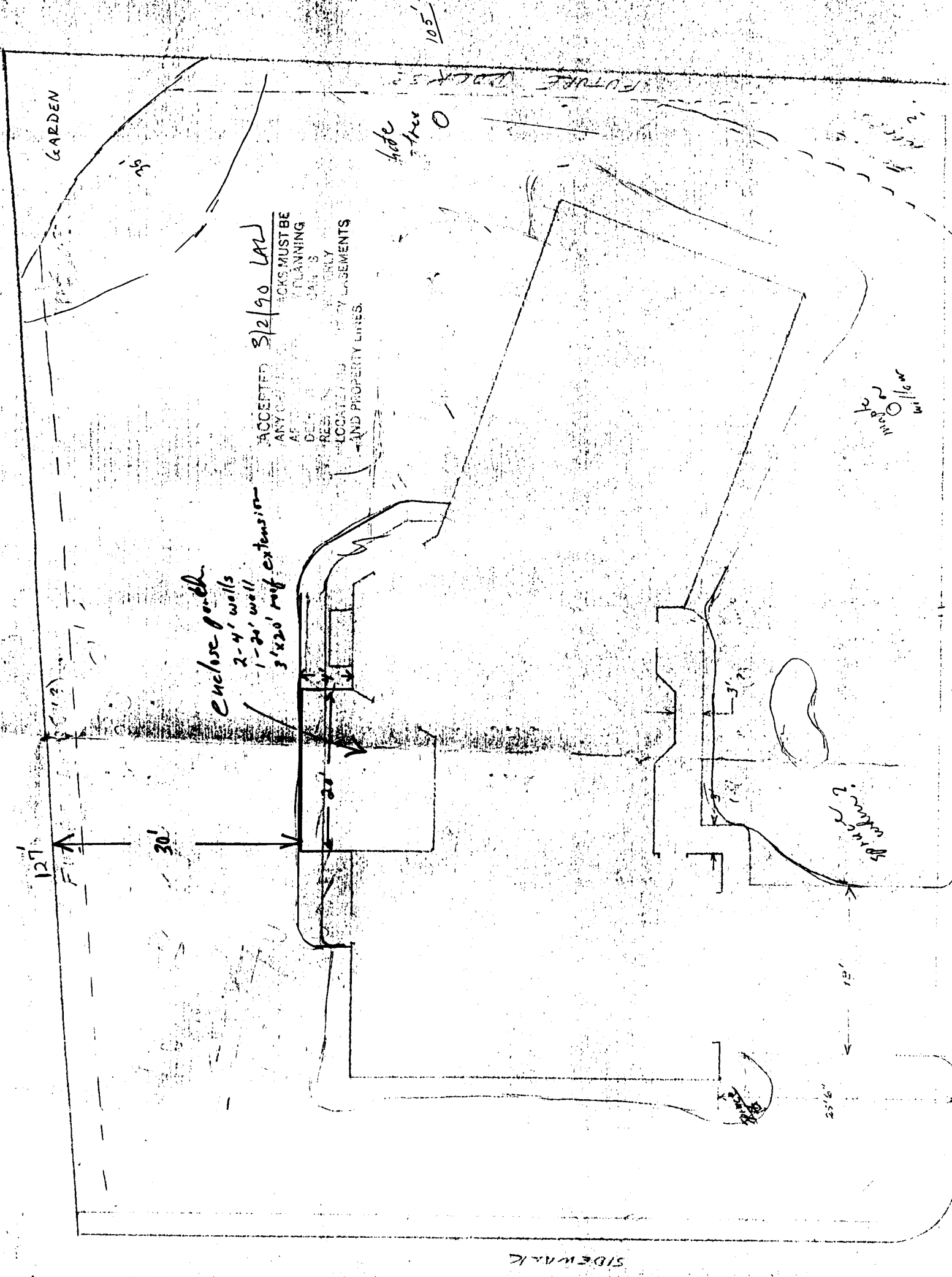
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 3-2-90

APPROVED BY: Smith A. Weitzel

Ken Rabideau  
SIGNATURE



GARDEN

FUTURE DOCK

ACCEPTED ANY OTHER PLANNING DEPARTMENT'S COMMENTS  
 LOCATED IN PROPERTY LINES  
 AND PROPERTY LINES.

Enclose porch  
 2-4' walls  
 1-20' wall  
 3'x20' roof extension

hide these 0

m. off road

30' x 30'

127'

30'

105'

25'6"

12'

SIDEWALK