

DATE SUBMITTED: May 23, 91

PERMIT # 3876, 38757

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2136 BookCliff Ave

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: BookCliff Manor

SQ. FT. OF LOT: 7500

FILING # \_\_\_\_\_ BLK # 14 LOT # 11

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2

PROPERTY OWNER: Roland Rowe

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2136 BookCliff Ave

Residential

PHONE: 242-7802

DESCRIPTION OF WORK AND INTENDED USE:  
Pebwood Deck & Overhead Structure

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: RSE-8

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F 45 S 5 R 15

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

MAXIMUM HEIGHT: 32 ft.

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 28

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

SPECIAL CONDITIONS: \_\_\_\_\_

\*\*\*\*\*  
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.

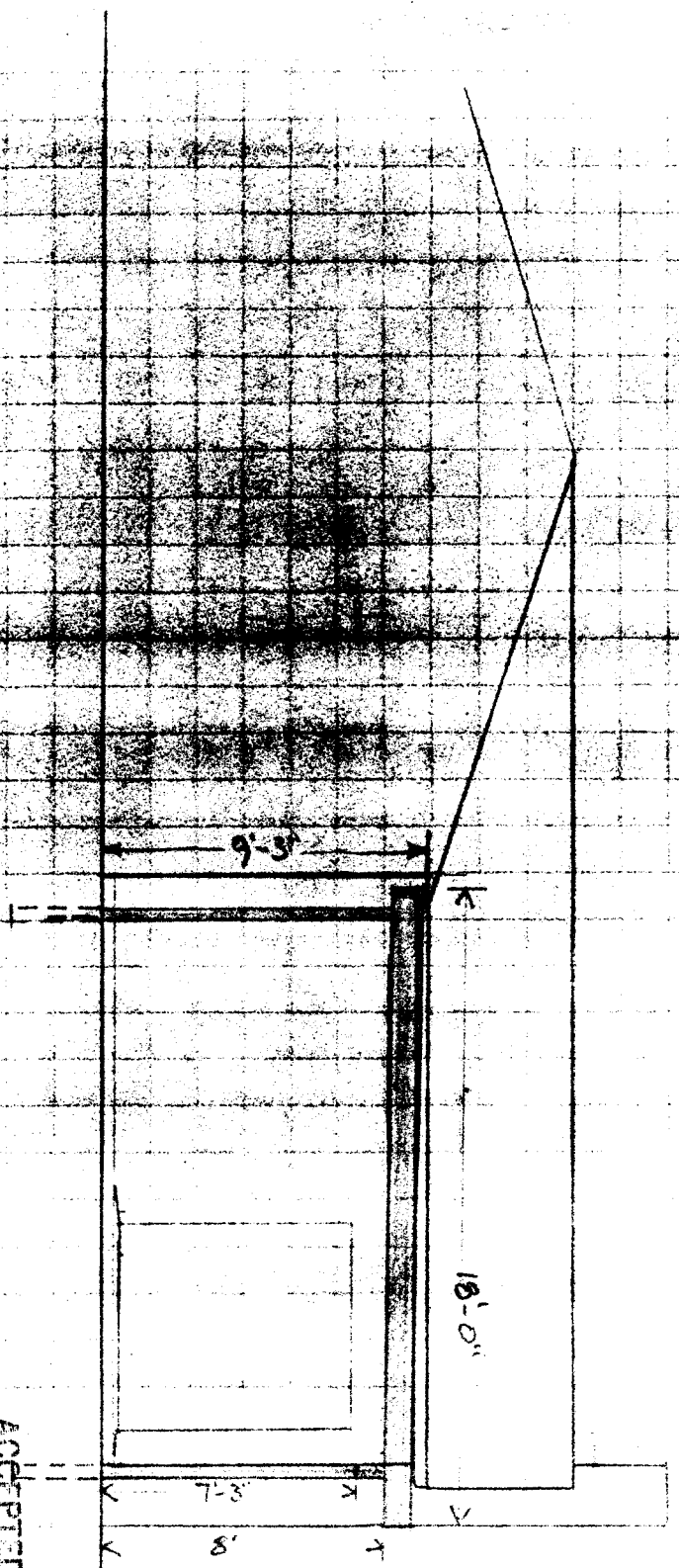
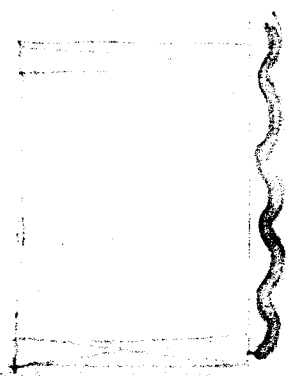
DATE APPROVED: May 23, 91

Douglas E. [Signature]  
SIGNATURE

APPROVED BY: [Signature] (K)

Diana & Robert  
2100 East

Scale 1/8" = 1'-0"



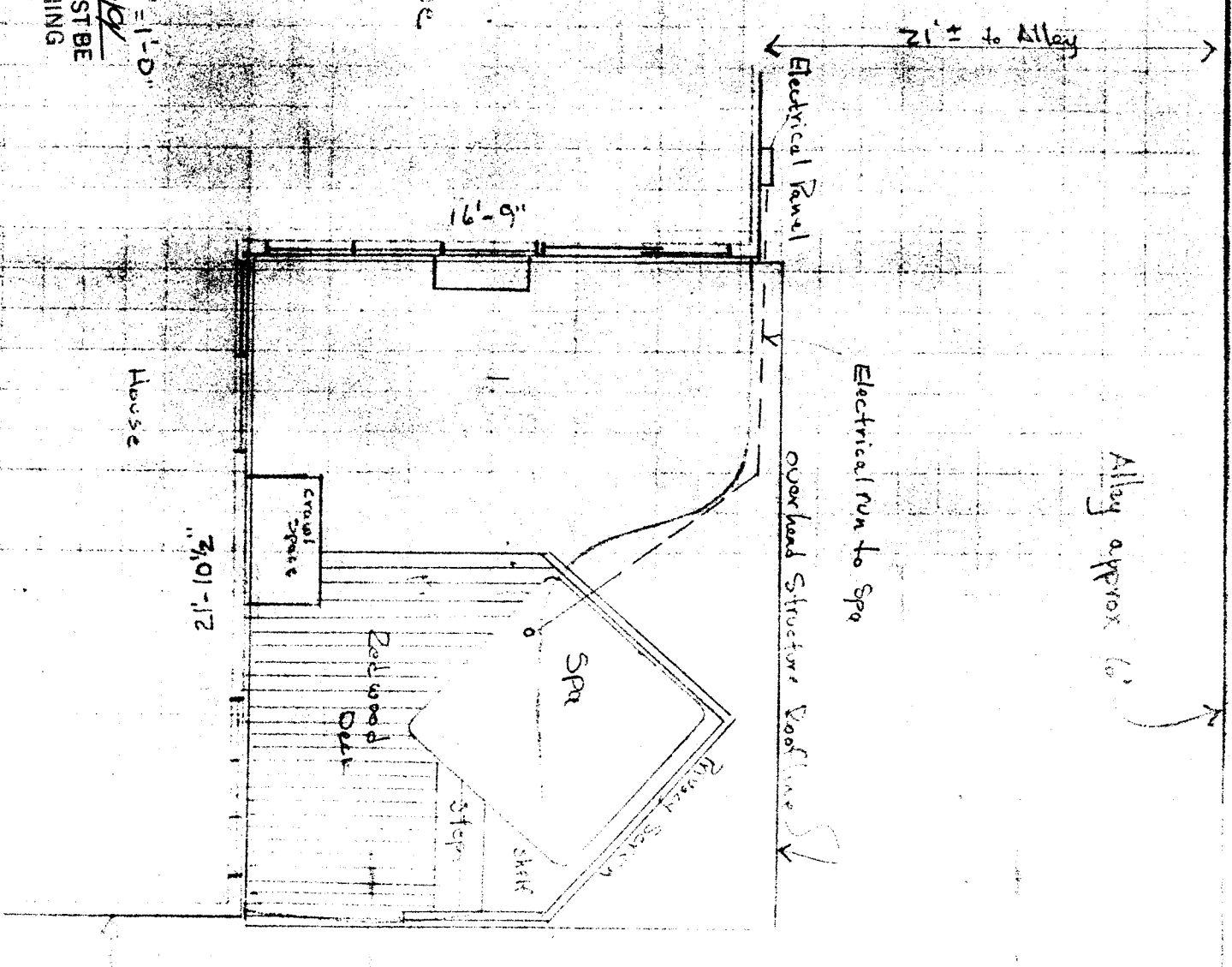
ACCEPTED Y12 9/23/91  
ANY CLIENT OR USER MUST BE  
APPROVED BY THE PLANNING  
DEPT. OF THE CITY OF DENVER  
RESERVED TO THE CITY OF DENVER  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

1000000 & Roland P. Coue  
1860 Book Club

North  
Scale 3/16" = 1'-0"

NO 52314

ACCEPTED  
ANY CHANGES OR REVISIONS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT  
REVISIONS TO THE ORIGINAL  
LOCATIONS OF THE UTILITIES  
AND PROPOSED LINES.



Done under property map