

DATE SUBMITTED: September 6, 1991

PERMIT # 39706

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2214 Dogwood

SQ. FT. OF BLDG: Addition 154 sq. ft.

SUBDIVISION: Spring Valley

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

FILING # 6 BLK # 9 LOT # 24

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:  
2945-014-20-026

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
one

PROPERTY OWNER: Bob and Kathy Miller

USE OF ALL EXISTING BUILDINGS:  
residence

ADDRESS: 2214 Dogwood Court GJ CO

PHONE: 241-6430

DESCRIPTION OF WORK AND INTENDED USE:  
addition to family room, patio and deck

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

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### FOR OFFICE USE ONLY

ZONE: RBF-5

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

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: \_\_\_\_\_

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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.)

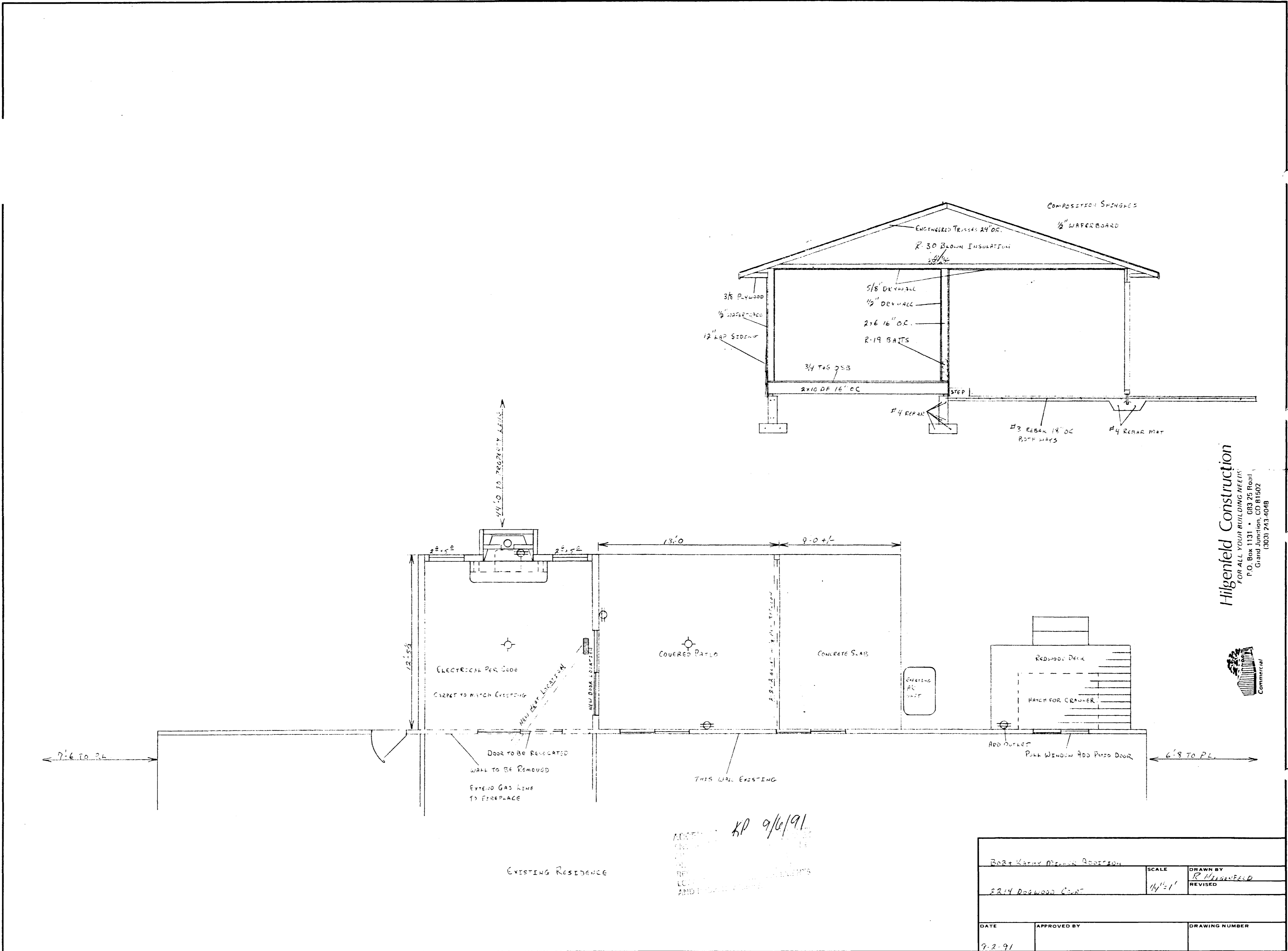
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9/6/91

APPROVED BY: Kathy Miller

[Signature]  
SIGNATURE



Hilgenfeld Construction  
 FOR ALL YOUR BUILDING NEEDS  
 1000 243-6098



DATE: 9/6/91  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]

DATE	APPROVED BY	DRAWING NUMBER
9.2.91		