

DATE SUBMITTED: 7/18/91

PERMIT NO. 39225

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2840 Grand Cascade Ct. SQ. FT. OF BLDG: 2200

SUBDIVISION: The Falls SQ. FT. OF LOT: \_\_\_\_\_

FILING NO. 1 BLK NO. 1 LOT NO. 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2943 072 16 025 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: Allen W. Pochran USE OF EXISTING BUILDINGS: yes Residential

ADDRESS: 2840 Grand Cascade

TELEPHONE: 241-6955 DESCRIPTION OF WORK AND INTENDED USE: Add Roof to Deck

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.  
N/A Roof on existing deck

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FOR OFFICE USE ONLY

ZONE RS PR-8

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_

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

SIDE 10' below units REAR \_\_\_\_\_

CENSUS TRACT: 11

MAXIMUM HEIGHT \_\_\_\_\_

TRAFFIC ZONE: 29

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

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

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and 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.

Hunter I. Orwick  
Department Approval  
7/18/91  
Date Approved

Allen W. Pochran  
Applicant Signature  
7-18-91  
Date

\*\*\* Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).