

DATE SUBMITTED: 9/10/91

PERMIT NO. 40560

FEE \$ 5.00

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 636 HORIZON DRIVE (#403) SQ. FT. OF BLDG: 2,031 S.F.

SUBDIVISION: BLDG. 400 WESTWOOD ESTATES SQ. FT. OF LOT: VARIES

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

TAX SCHEDULE NO: 2945-024-20-040 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

OWNER: ALLINE HALL USE OF EXISTING BUILDINGS: SINGLE FAMILY DWELLING

ADDRESS: 636 HORIZON DRIVE (#403) DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 303 (242-0876) CONSTRUCT COVERED ENTRANCE

SUBMITTALS REQUIRED: Two 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**

ONE PR-12

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT / SIDE / REAR / stoop enclosure

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

MAXIMUM HEIGHT /

CENSUS TRACT: 10 TRAFFIC ZONE: 23

PARKING REQ'MT \_\_\_\_\_

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).

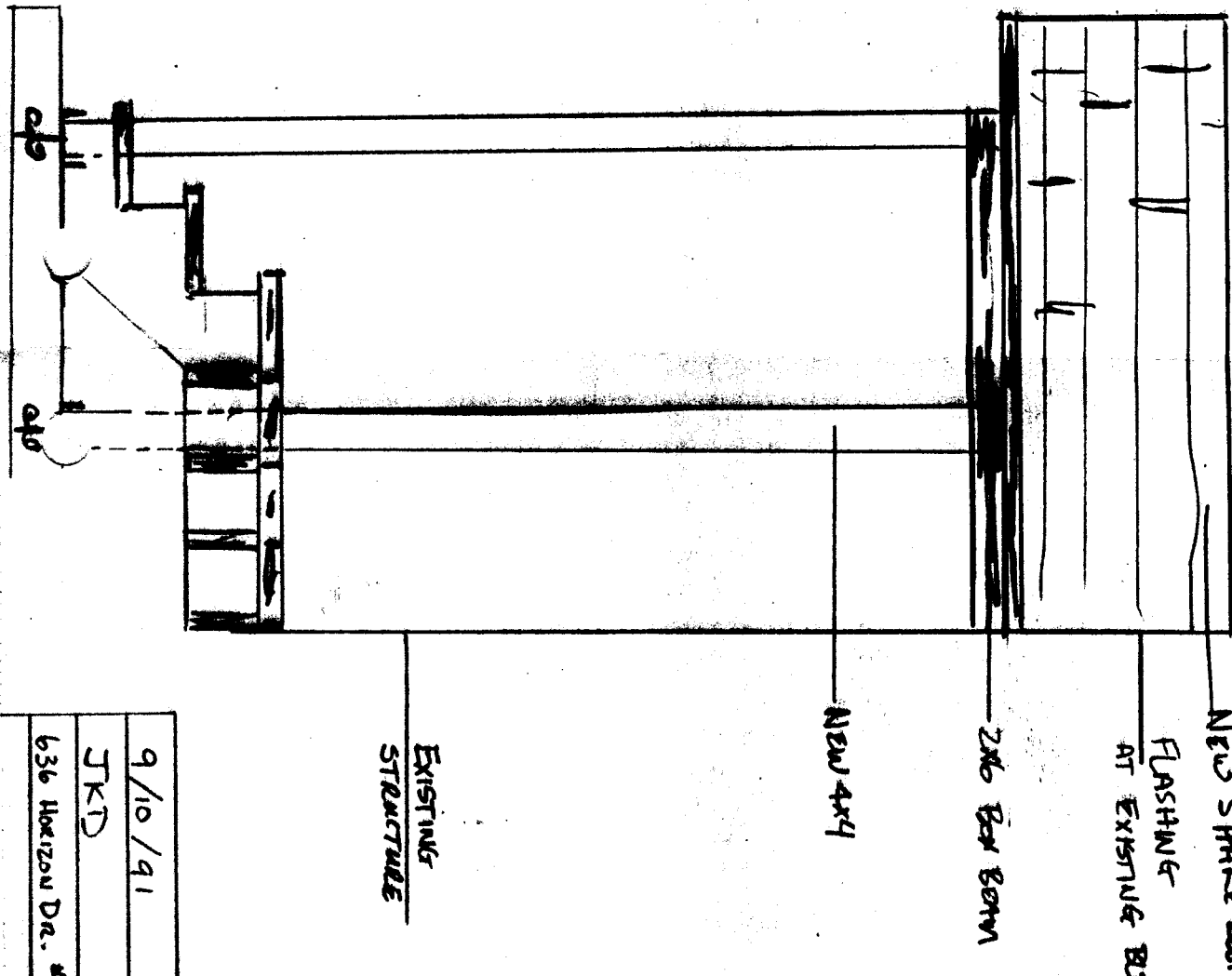
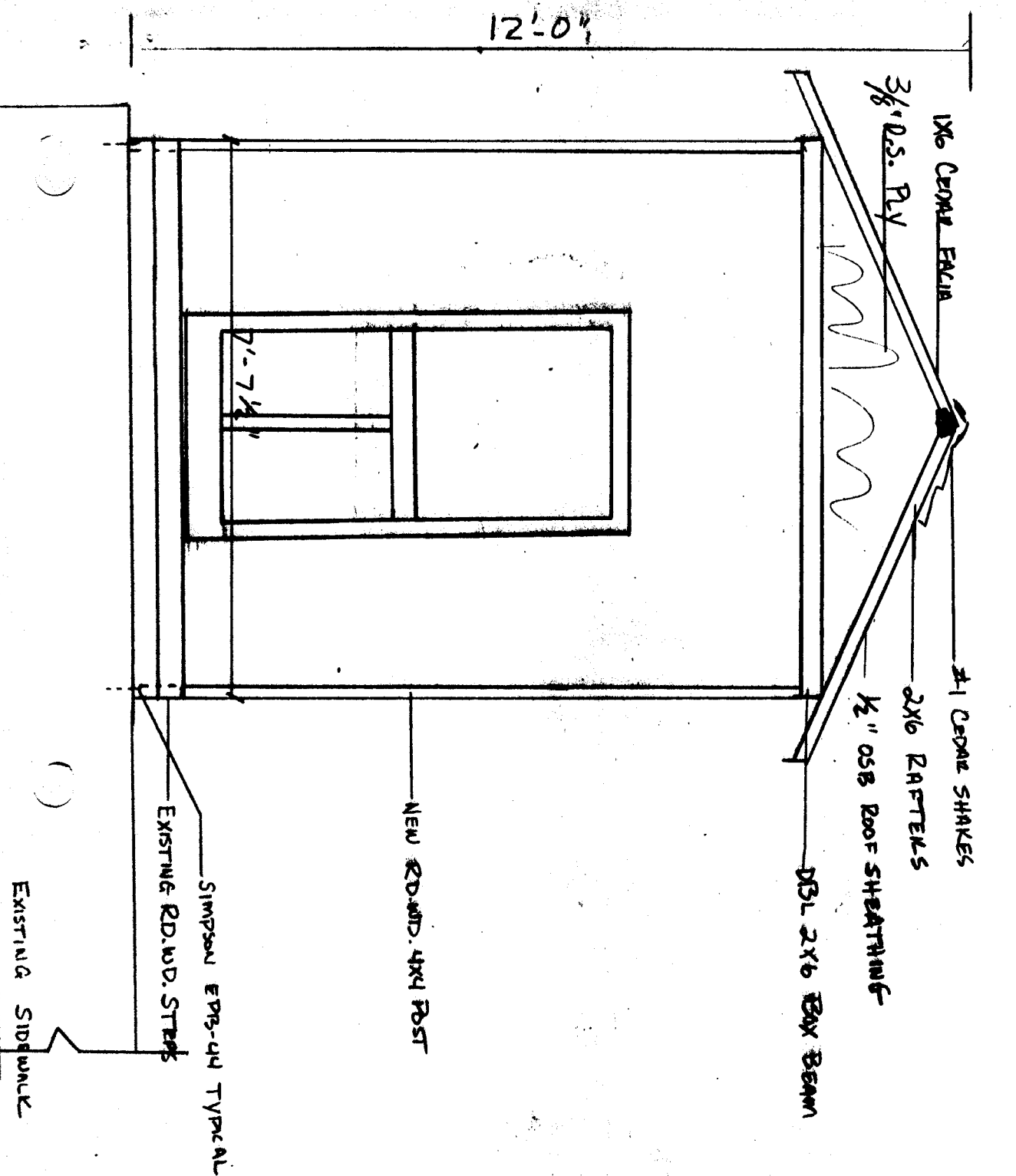
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

Christen L. Albrecht  
Department Approval  
9/10/91  
Date Approved

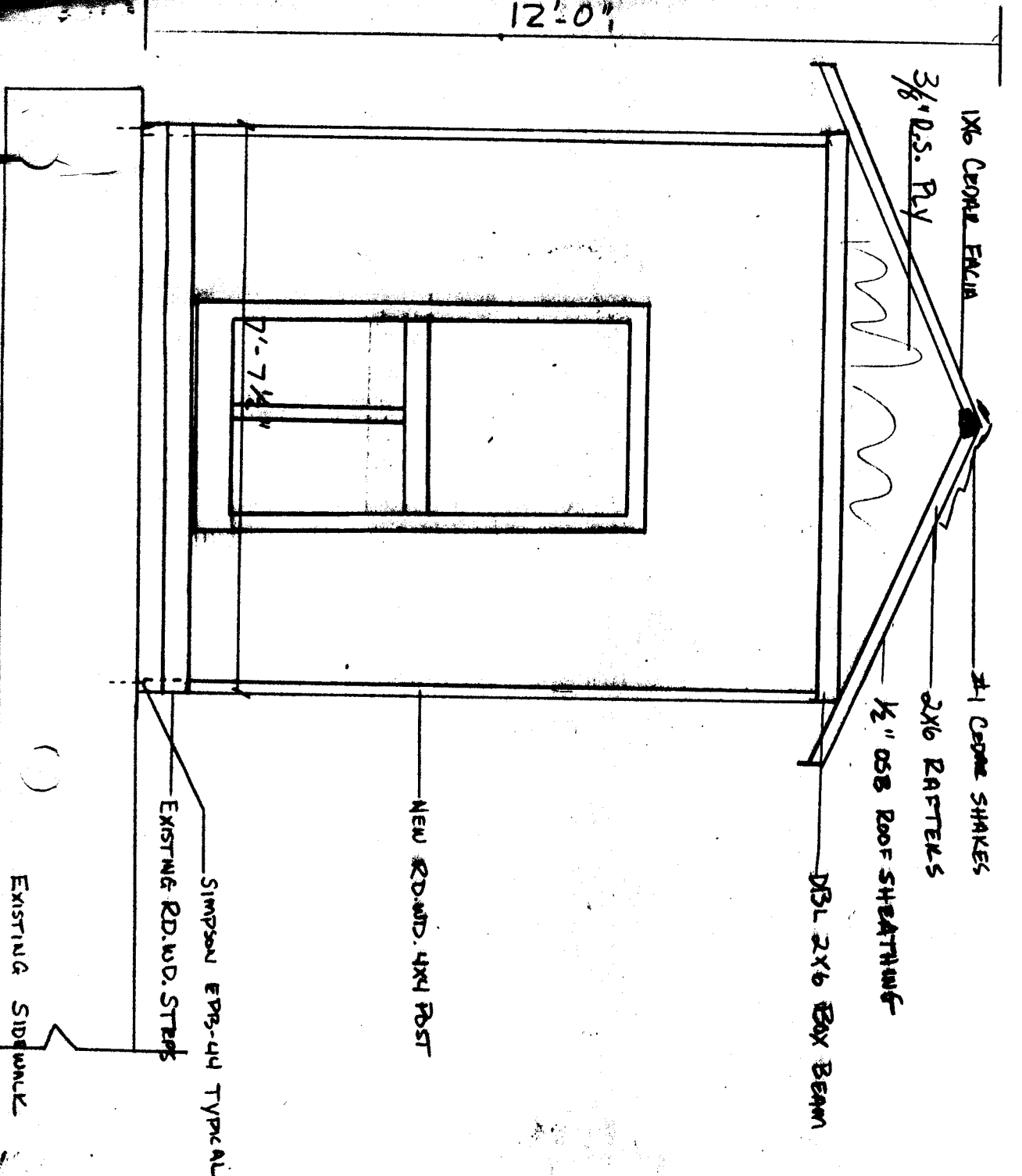
John K. Dye  
Applicant Signature  
9/10/91  
Date

ACCEPTED WLA 9/10/91  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



9/10/91  
 JKD  
 636 Horizon Dr. #403

12'-0"



1X6 CEDAR EAVES  
3/8\" D.S. PLY

2X6 CEDAR SHAKES  
2X6 RAFTERS  
1/2\" OSB ROOF SHEATHING

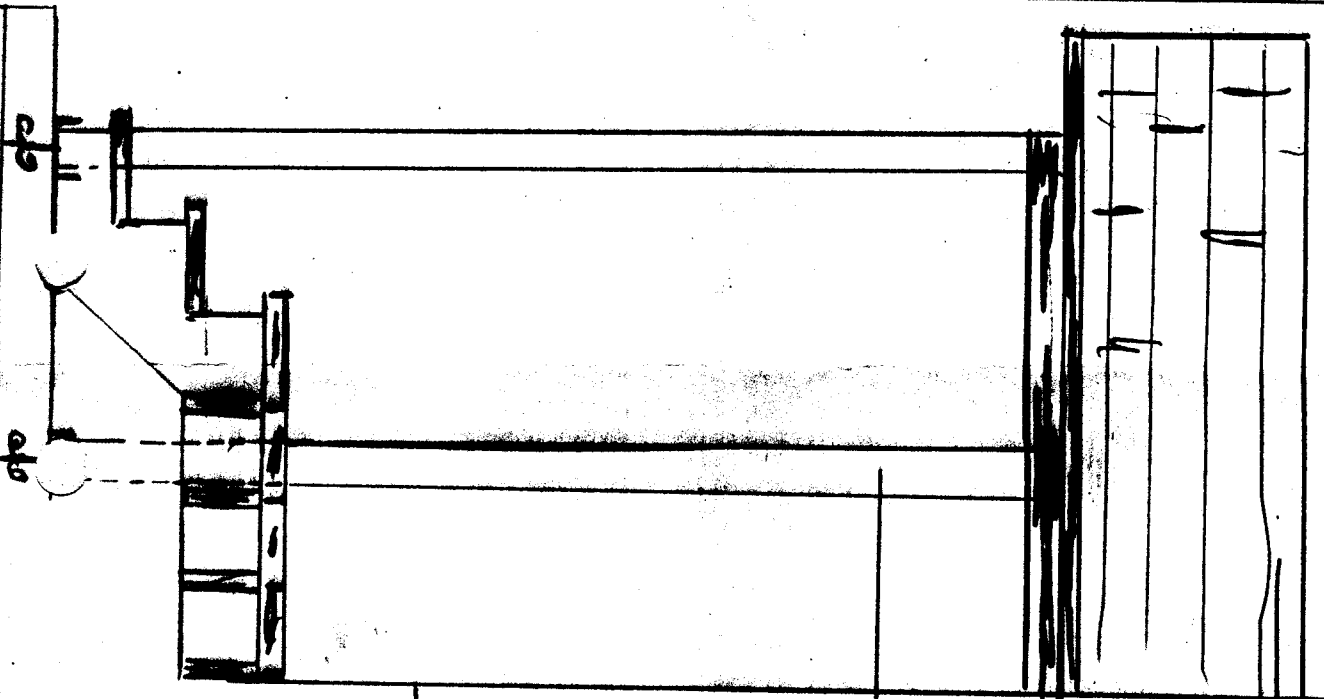
DBL 2X6 BOX BEAM

NEW RD.WD. 4X4 POST

SIMPSON EDS-44 TYPICAL  
EXISTING RD.WD. STEPS

EXISTING SIDEWALK

ACCEPTED CPA 9/10/91  
 ANY CHANGES TO THESE BACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
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NEW SHAKE ROOF

FLASHING  
AT EXISTING BDR

2X6 Box Beam

NEW 4X4

EXISTING  
STRUCTURE

9/10/91  
 JKD  
 636 Horizon Dr. #403