

DATE SUBMITTED: 10/29/86

PERMIT # 26514

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

30' x 17'  
~~96' x 76'~~ <sup>ft</sup>

BLDG ADDRESS: 530 Fairview Ave

SQ. FT. OF BLDG: 96' x 76'

SUBDIVISION: Mobley's

SQ. FT. OF LOT: 80' x 70'

FILING # \_\_\_\_\_ BLK # 12 LOT # 12

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-154-24-007

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Gilda Ward

USE OF ALL EXISTING BUILDINGS:  
house and shed

ADDRESS: 530 Fairview Ave

PHONE: 242-1958

DESCRIPTION OF WORK AND INTENDED USE:  
Car Port - open sided

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-8

FLOODPLAIN: YES X NO \_\_\_\_\_ *date 23 1986*

SETBACKS: F 45' S 5' R 15'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 9

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: support posts should be supported on a grade beam on the floor slab as per the floodplain permit # 34-86

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 10/31/86

APPROVED BY: Kathy Portner

Gilda Ward  
SIGNATURE

CITY OF GRAND JUNCTION FLOODPLAIN PERMIT

APPLICANT Gilda Ward

MAILING ADDRESS 530 FAIRVIEW AVE

GRAND JUNCTION, CO. 81501

TELEPHONE (H) 242-1958 (W) SAME

OWNER (IF DIFFERENT THAN APPLICANT) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

TELEPHONE (H) \_\_\_\_\_ (W) \_\_\_\_\_

COMMON LOCATION OF THE PROJECT SITE 530 FAIRVIEW AVE  
Street Address

MESA COUNTY ASSESSOR'S TAX PARCEL NUMBER 2945-154-24-007

BRIEF DESCRIPTION OF THE PROPOSED USE OF THE SITE BUILD OPEN  
CHARPOT ATTACHED TO HOUSE. OPEN SIDE SUPPORTED BY  
4X4 POSTS. ELEVATION AT SITE 4555.8

RIVER, STATION BETWEEN 385+80 AND 385+90

ELEVATION OF THE 100 YEAR FLOOD EVENT 4556.3

DETERMINED FROM:  CORPS OF ENGINEERS, FLOOD HAZARD STUDY  
NOVEMBER, 1976

HUD FLOOD INSURANCE STUDY, JANUARY, 1978

ENGINEER N/A

MAILING ADDRESS \_\_\_\_\_

TELEPHONE (H) \_\_\_\_\_ (W) \_\_\_\_\_

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TO BE COMPLETED BY STAFF

FEE N/A

DATE RECEIVED 10/29/86 RECEIPT NO. \_\_\_\_\_ FILE NO. 34-86

REQUIRED DOCUMENTS: SITE PLAN

\_\_\_\_\_  
\_\_\_\_\_

East to fence line 11' 8 3/4"  
North to " 21' 7 1/4"

Existing house

17 ft

4x4 post stands at 8'4" spacing 6" from edge.

6x6 wire mesh

Coreport

12"x12" mono footing

2 1/2" rebar cont around edge

34 ft

11' 4'6"

sidewalk

Roof will be  
4"x4" posts  
double 2"x6" header  
2"x6" Rafters  
1/2" R.g Roof with  
tar Paper + Asphalt  
Shingles

12'  
Drive way

29'

APP roof \$2500.00 to 2700.00

sidewalk