

DATE SUBMITTED: 9-23-86

PERMIT # 26258

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2419 Hawthorne

SQ. FT. OF BLDG: SEE DRAWING

SUBDIVISION: Spring Valley - Pleasant Run

SQ. FT. OF LOT: _____

FILING # 5 BLK # 10 LOT # 17

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-014-21-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: ERNEST L. & DONNA J
2419 HAWTHORNE MCNEEDER JOYCE
ADDRESS: 6-A MANGLA

USE OF ALL EXISTING BUILDINGS:
HOME

PHONE: 245-8674

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

DESCRIPTION OF WORK AND INTENDED USE:
CARPORT

FOR OFFICE USE ONLY

ZONE: Rsf-5

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 5' R NA'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Side yard allowed to 3ft open carport

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.

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: 9-23-86

APPROVED BY: [Signature]

[Signature]
SIGNATURE

EXISTING
FAMILY
Room

NEW
Addition

FENCE

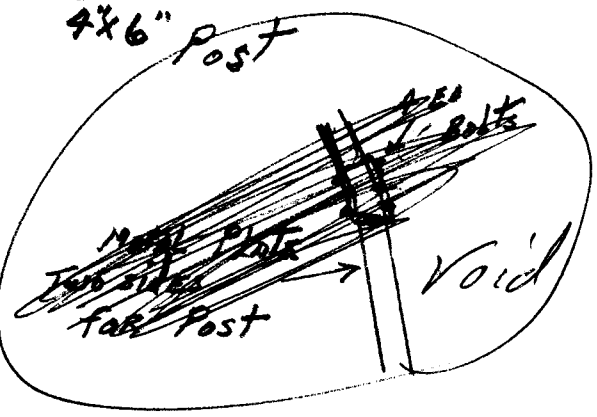
156 Sq FT

EXISTING
GARAGE AREA

4"x6" Header
FOR CAR PORT

2"x6" Roof RaftERS

4x6" Post



22'

6'

3'-6"

6'

3'