

DATE SUBMITTED: 9-14-87

PERMIT # 2002

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 751 W. Orchard

SQ. FT. OF BLDG: 400 sq ft

SUBDIVISION: _____

SQ. FT. OF LOT: 9500

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-104-03-004

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Caroline Crawford

USE OF ALL EXISTING BUILDINGS:
home

ADDRESS: 751 W Orchard

PHONE: 241 5340

DESCRIPTION OF WORK AND INTENDED USE:
enclose carport to make garage

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

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

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.

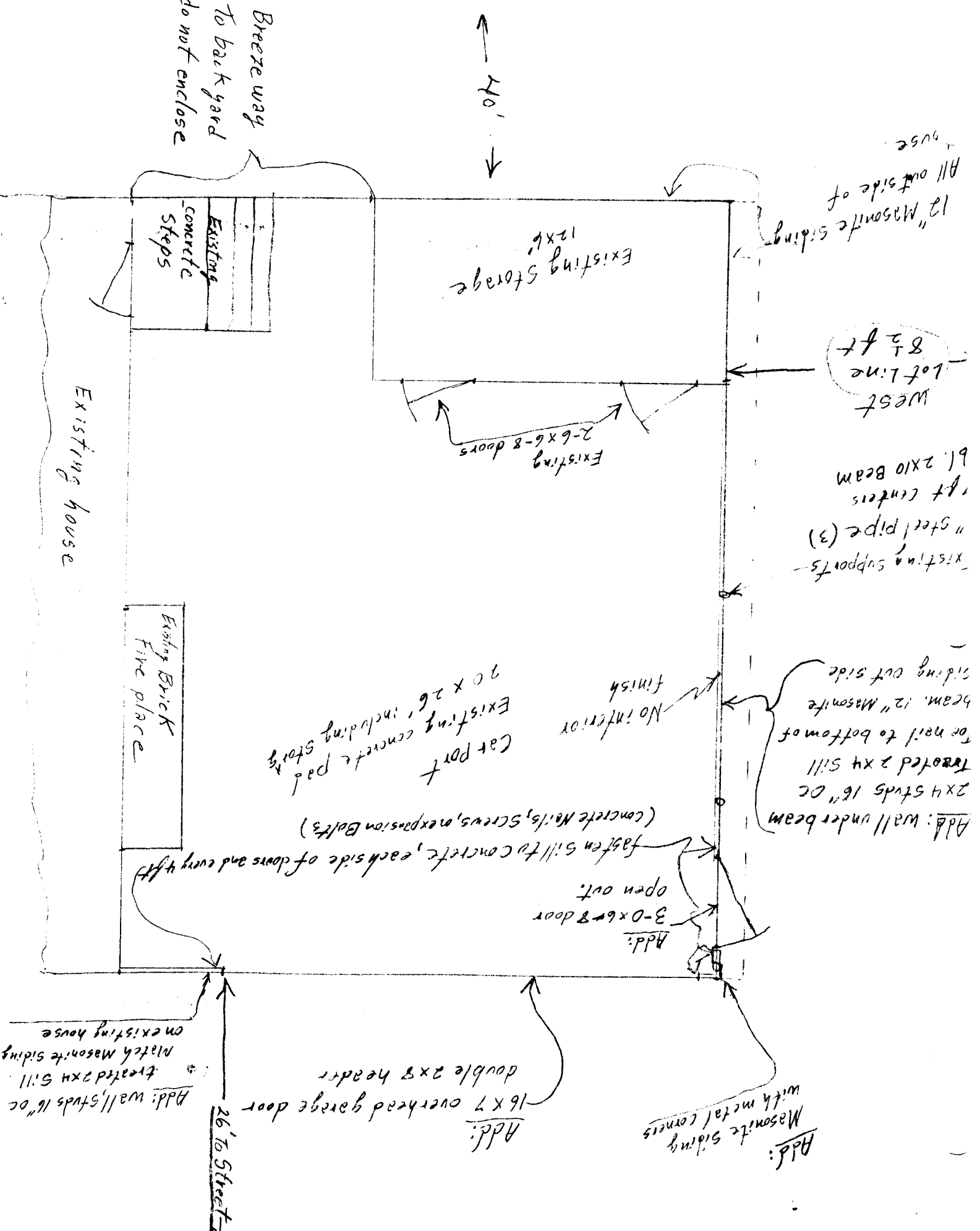
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9-14-87

APPROVED BY: Linda

Caroline Crawford
SIGNATURE

Carport Enclosure 451 West Orchard



Breeze way
To back yard
do not enclose

40'

All outside of
12" Masonry siding
house

West
Lot Line
8 1/2 ft

Existing supports
1" Steel pipe (3)
6" centers
6. 2x10 Beam

Add: wall under beam
2x4 studs 16" OC
treated 2x4 sill
or nail to bottom of
beam. 12" Masonry
siding out side

No interior
finish

Carport
Existing concrete pad
20 x 26' including stairs

(concrete Nails, screws, expansion Bolts)
fasten sill to concrete, each side of doors and every 4ft

Add:
3-0 x 6-8 door
open out.

Add:
Masonry siding
with metal corners

Add:
16 x 7 overhead garage door
double 2x8 header

Add: wall, studs 16" OC
treated 2x4 sill
match Masonry siding
on existing house

26' to Street

Existing house

Existing Brick
Fire place

Existing
concrete
Steps

Existing Storage
12x6'

Existing
2-6x6-8 doors