

DATE SUBMITTED: 9/19/88

PERMIT # 31292

FEE _____

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1340 N. 2nd Street

SQ. FT. OF BLDG: _____

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-18-005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Raymond & Audrey Robbins

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1340 N. 2nd Street

residential

PHONE: 241-6866

DESCRIPTION OF WORK AND INTENDED USE:

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

FOR OFFICE USE ONLY

ZONE: RSJ-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' ^{3' for carport} S 5' ^{for shed} 15'
_{as accessory structure}

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: n/a

SPECIAL CONDITIONS: carport must

remain open w/in 5' setback
shed will remain detached

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.

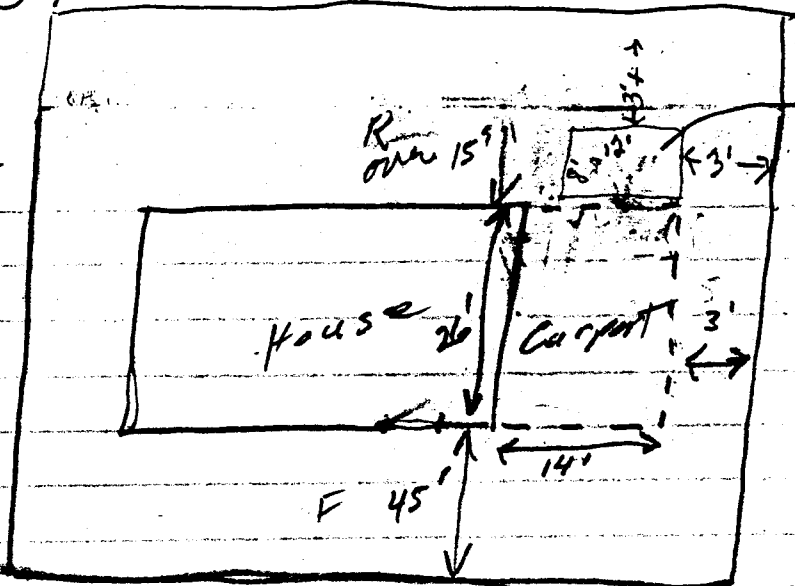
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9/19/88

APPROVED BY: Deni Troutner

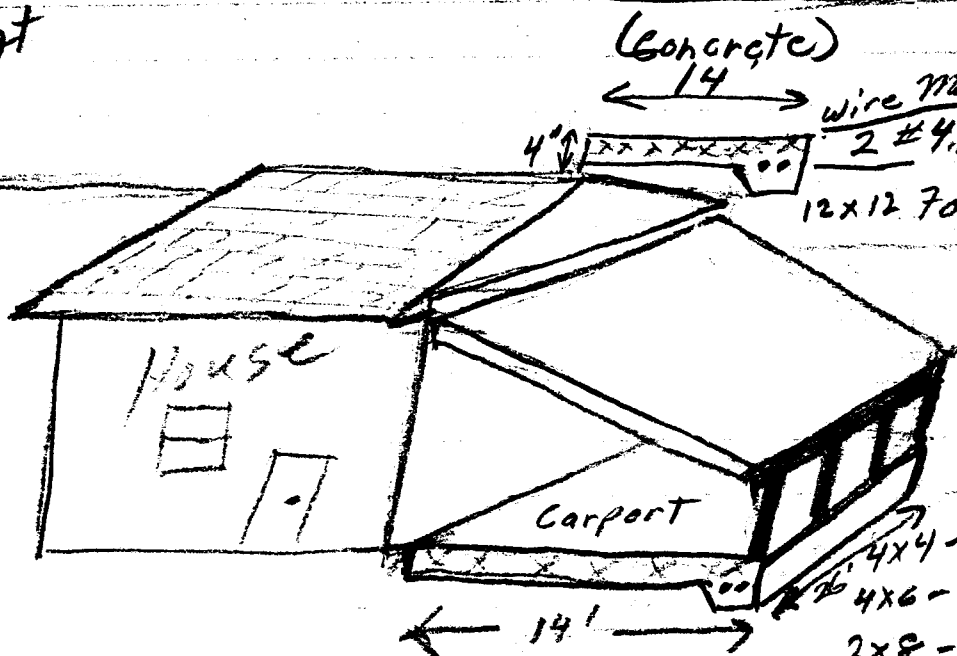
Audrey Robbins
SIGNATURE

1340 No 21 st



detached shed

No 21 st



(Concrete)

14

Wire Mesh

2 #4 Rebar

12x12 Footer

- 4x4 - post 8' apart
- 4x6 - Header
- 2x8 - Opn Rafter
- 2' on Center
- 2 1/2/12 pitch
- Roll Roofing
- 2-Layers 15/16 Felt
- 1' over Hang