

DATE SUBMITTED: 8/28/89

PERMIT # 33830

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1640 MAPLE CT.

SQ. FT. OF BLDG: ~22'6" X 16'

SUBDIVISION: WEST LAKE PARK ANNEX

SQ. FT. OF LOT: 112.5' X 70'

FILING # \_\_\_\_\_ BLK # 5 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-104-12-011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
One

PROPERTY OWNER: CHARLES F. & LOUIS A. TEED

USE OF ALL EXISTING BUILDINGS:  
One family residence

ADDRESS: 510 W. MESA

PHONE: 242-3304

DESCRIPTION OF WORK AND INTENDED USE:  
Add Carport

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: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20' S 3' <sup>open sided carport</sup> R 15'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: open-sided carport can go to 3' of property line

\*\*\*\*\*  
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.

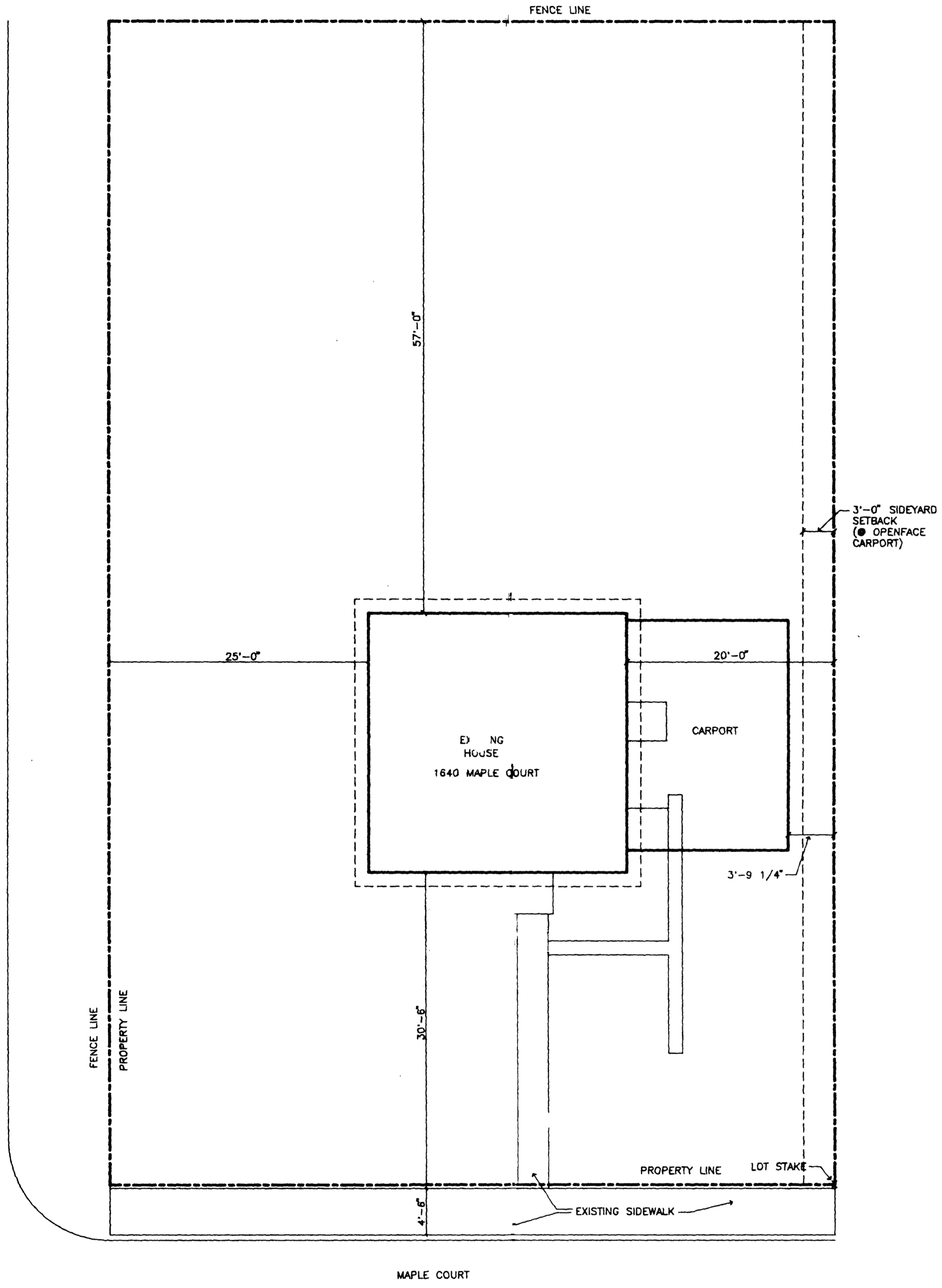
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/28/89

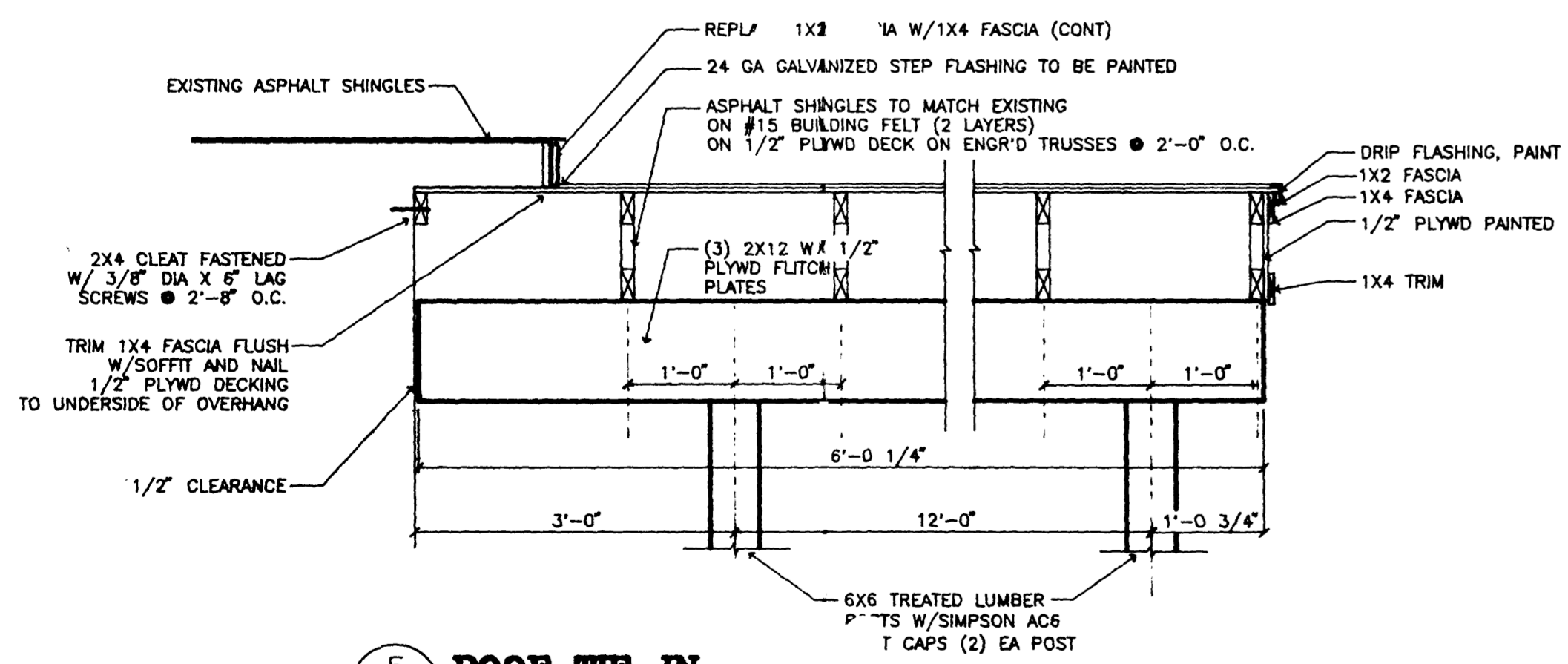
APPROVED BY: Kathy Portman

Charles Teed  
SIGNATURE

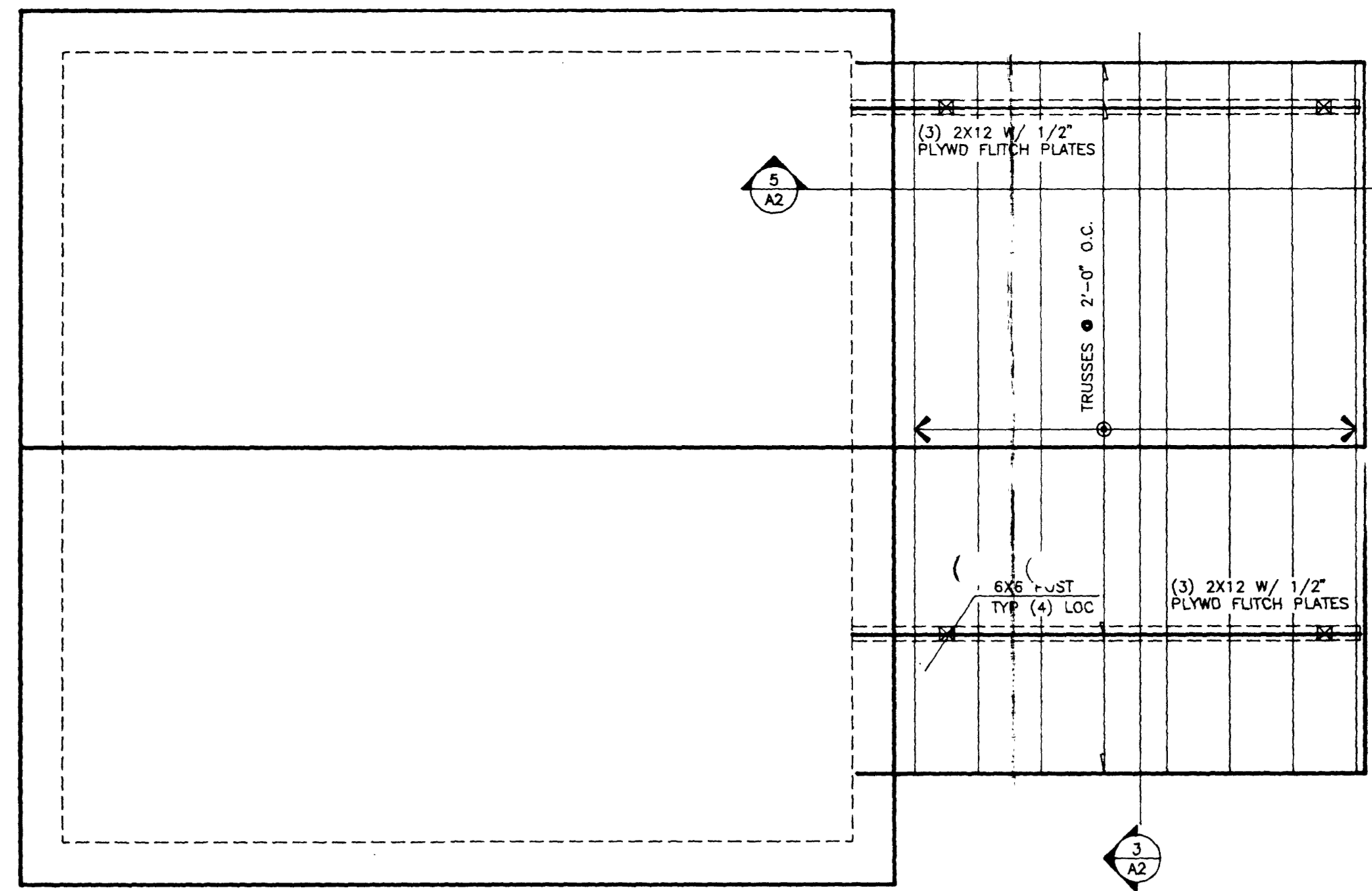
WEST MESA AVENUE



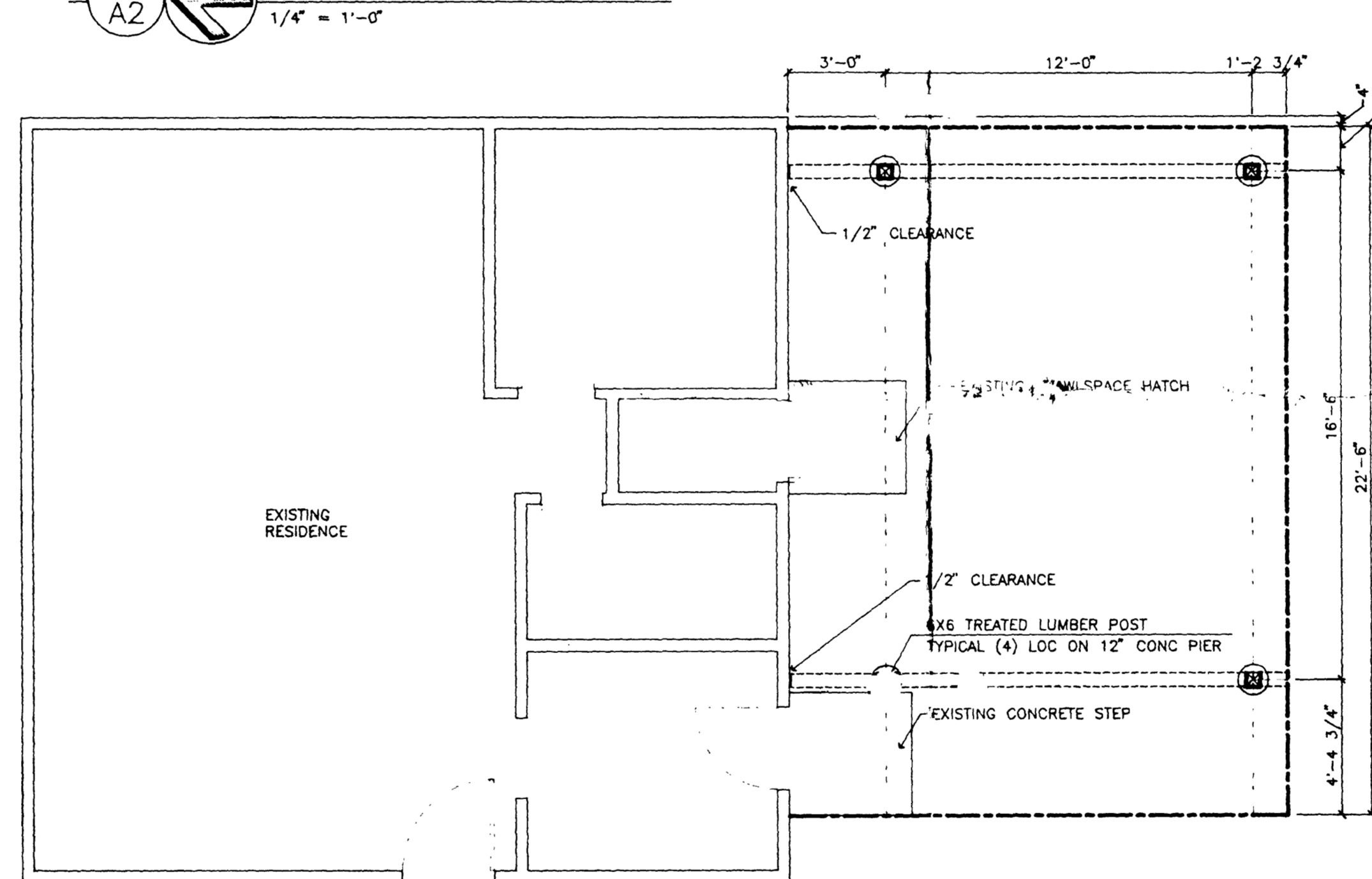
4 **PLOT PLAN**  
1/8" = 1'-0"



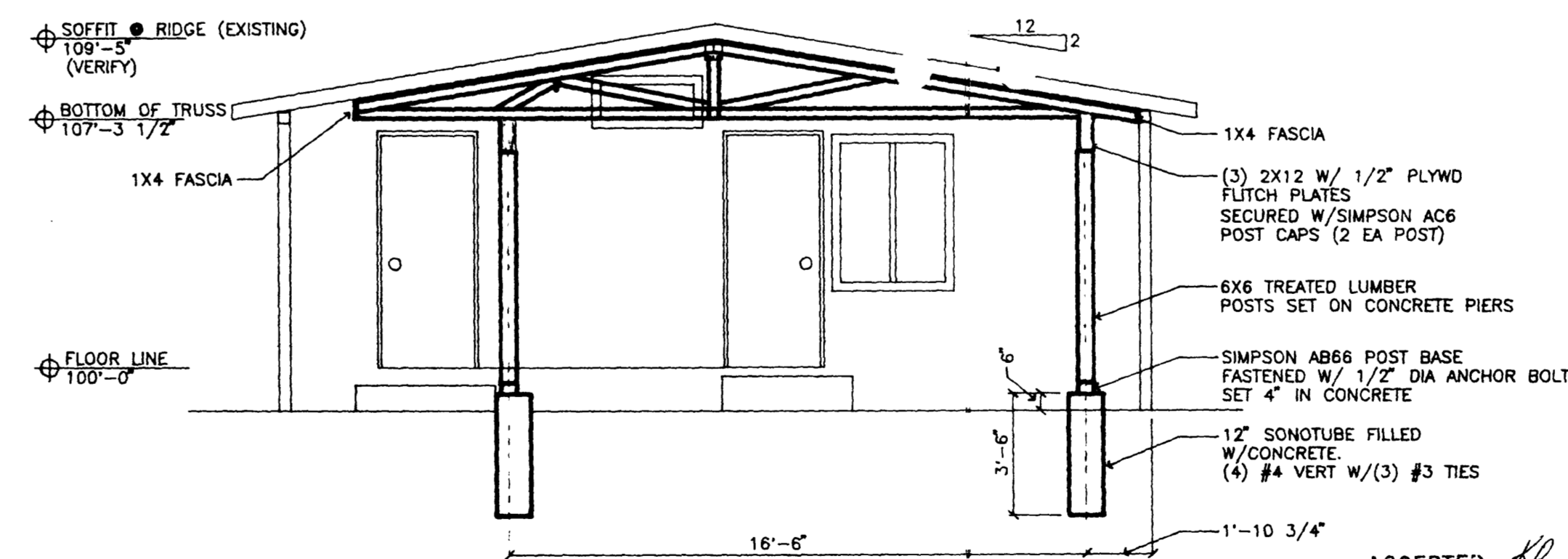
5 **ROOF TIE-IN**  
3/4" = 1'-0"



1 **ROOF PLAN**  
1/4" = 1'-0"



2 **PLAN - CARPORT**  
1/4" = 1'-0"



3 **CARPOT SECTION**  
1/4" = 1'-0"

ACCEPTED *8/28/19*  
ANY CHANGES TO SECTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION. PLEASE VERIFY ALL DIMENSIONS AND PROPERTY LINES.

(80) 242-7460  
**ROBERT D. JENKINS/AAA ARCHITECT**  
620 MAIN ST.  
P.O. BOX #95  
GRAND JUNCTION, CO 81502

**RAMSEY RESIDENCE CARPORT**  
**GRAND JUNCTION, CO.**

JOB NUMBER	DATE
DRAWN BY	
CHECKED BY	
REVISED BY	
DATE OF ISSUE	08/24/19
SHEET	A2
OF	