

DATE SUBMITTED: 9/14/89

PERMIT # 33961

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 526 Melody Lane

SQ. FT. OF BLDG: 10 x 2

SUBDIVISION: Beadly Sub

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 4

NUMBER OF FAMILY UNITS: ①

TAX SCHEDULE NUMBER:
8943-074-10-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: E.M. Roy

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 526 Melody Lane

2 metal sheds

PHONE: 948-0608

DESCRIPTION OF WORK AND INTENDED USE:
Build 10x20 Patio Cover

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

NE: B5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

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 AND 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: 9/14/89

APPROVED BY: Kathy Jordan

Chuck Sparks
SIGNATURE

2' max

West

Plans incomplete - code compliance will be field verified

ACCEPTED 9/14/89
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Front

Melody Lane

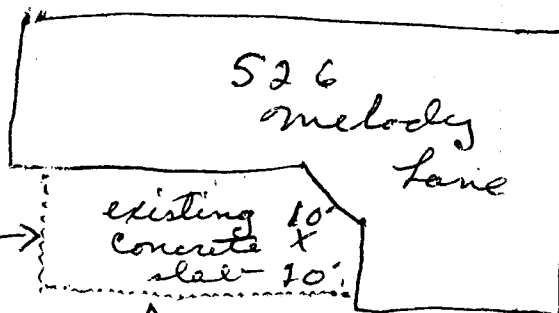
Consists of:

- 2x6 rafters/joint hangers
- 2x6 stinger
- 4x4 Redwood posts
- 3/4" w/aboard
- 3" shingles & 15" felt
- 1x6 fascia

South

Property line

← 16' →



↑ 74' ↓

Rear

Property line

East

North

ACCEPTED

THIS REVIEW COVERS CONSTRUCTION ON PRIVATE PROPERTY ONLY. ITEMS SHOWN BY PUBLIC E.O.W. MUST BE CLEARED WITH CITY OR COUNTY ENGINEER.

- MAKE NO UNAUTHORIZED CHANGES ✓
- KEEP THESE PLANS ON THE JOB ✓
- CALL FOR INSPECTIONS ✓

9/14/89

MBC
BUILDING INSPECTOR