

DATE SUBMITTED: 6/29/89

PERMIT # 33467

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2405 MESA AVE

SQ. FT. OF BLDG: CAR port 12x24
Deck 9x20

SUBDIVISION: WILCOX-BIXBY

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 15+4505^{1/16} NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-124-08-014

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: ELIZ. M. BURNS

USE OF ALL EXISTING BUILDINGS:
Home

ADDRESS: 2405 MESA AVE

PHONE: 242-1452

DESCRIPTION OF WORK AND INTENDED USE:
CAR PORT W/6'X8' STORAGE
& 9'X20' DECK

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

NE: RSF-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: -

TRAFFIC ZONE: 31

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: 6/29/89

APPROVED BY: Linda Westzel

Larry Burns
SIGNATURE

SIDEWALK

8'-0"

NORTH PROP LINE

ACCEPTED 6/29/89 LW
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.

26'-0"

31'-0"

5'-0"

NEW UNCOVERED
DECK ADDITION
9'0" X 20'0"

NEW
COVERED
GARPORT
ADDN
12'0" X 24'0"

EXISTING STRUCTURE

WEST PROP LINE

LOT 15 + 5,05 SF of LOT 16
BLOCK 1 - WILCOX-BIXBY
SUB. DIV.
TAX ECH. 2945-124-08-014

PLOT PLAN

OWNER - E.M. BURNS
2405 MESA AVE
GRAND JUNCTION, CO

DRAWN EDM 6-15-89