

DATE SUBMITTED: Aug 9, 90

PERMIT # 36576

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 528-28¹/₂ Rd

SQ. FT. OF BLDG: 720

SUBDIVISION: Cottonwood

SQ. FT. OF LOT: 5000

FILING # _____ BLK # 3 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-074-07-061

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Hazel Brasier

USE OF ALL EXISTING BUILDINGS:

ADDRESS: _____

Residential

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

Roof Construction (rafters)

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: BE-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 50ft S 5ft R 5ft

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32ft

CENSUS TRACT #: 6

PARKING SPACES REQ'D: As per

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: per

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.)

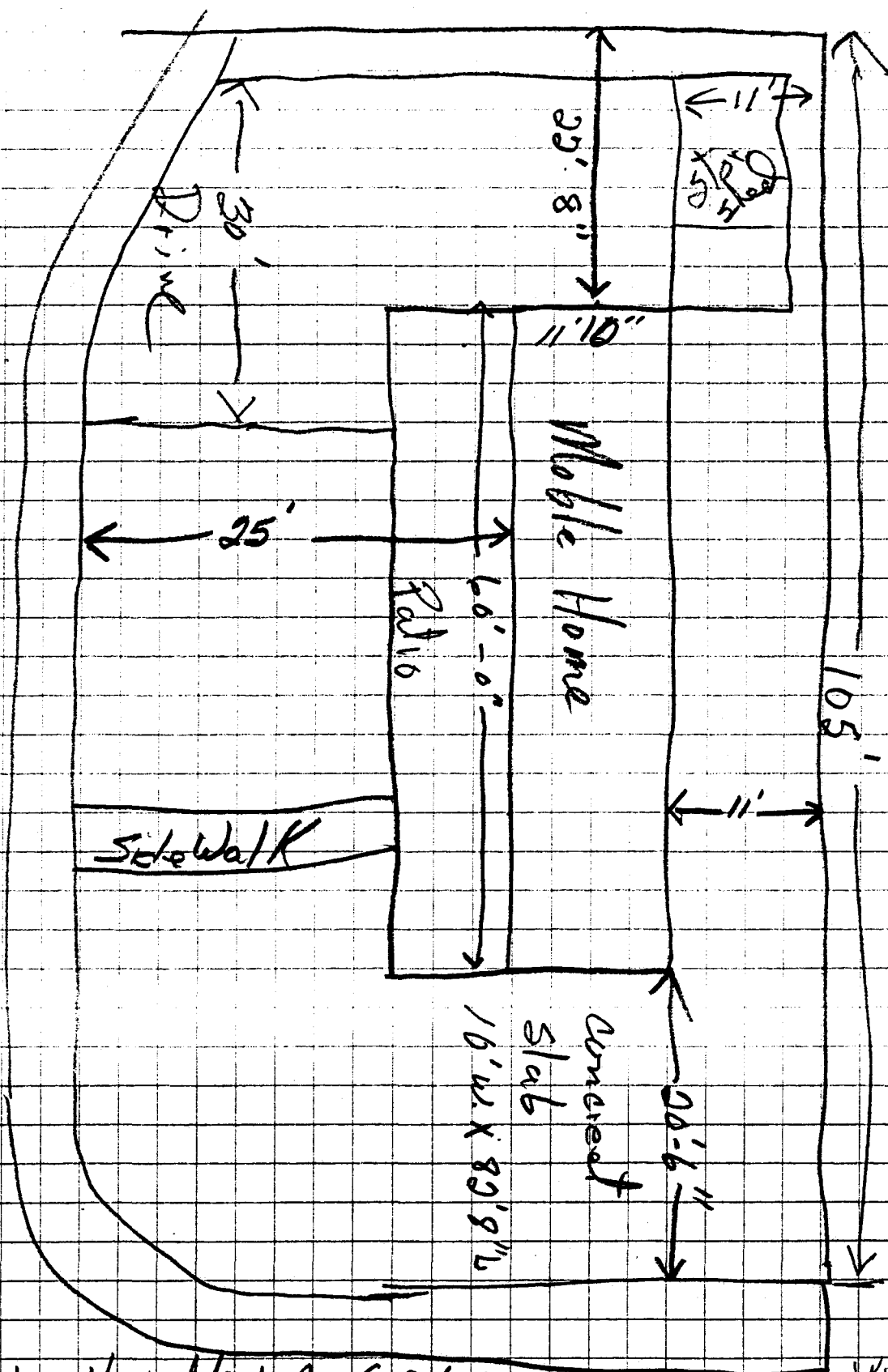
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: August 9, 1990

[Signature]
SIGNATURE

APPROVED BY: [Signature] (DT)



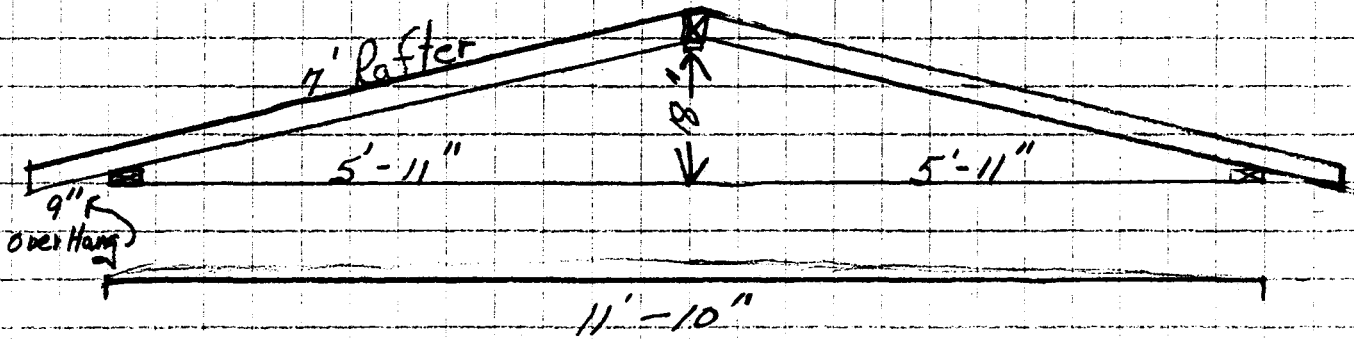
Hazel
 Carew
 528-28 1/2
 Rd.

Existing Height of Roof 10'-6"

ACCEPTED HW 8/9/90
 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.

2"-12" Pitch

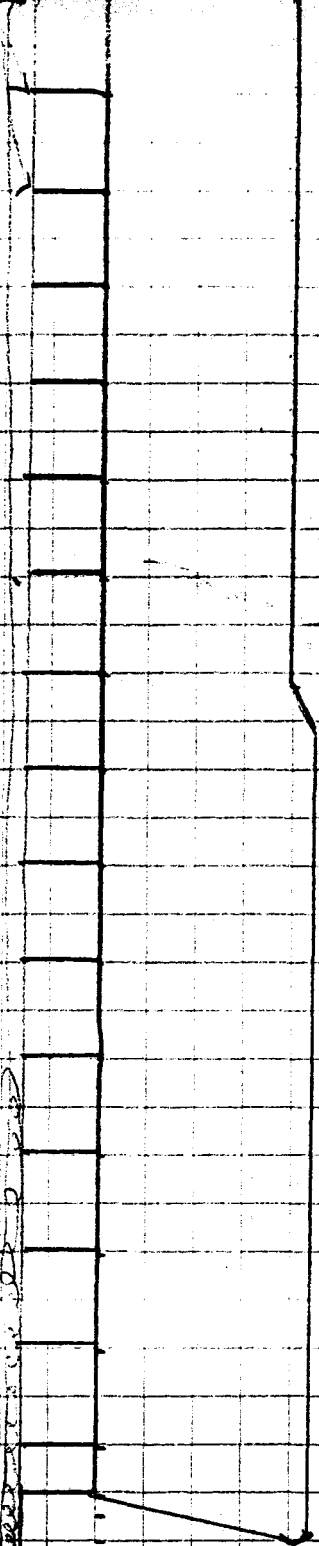
- 2x4 Rafters on 24" Centers
- 2x6 Ridge
- 1/2" Flake Board sheathing with Clips
- 15# Felt and 3tab shingles



Existing Metal Roof

1/2" scale

Support structure of exterior walls on 4' centers



60'

Concrete Slab

1/8" scale

Double 2x4's Supporting
Exterior Walls of Middle Home
From Concrete Slab To Exterior Wall
Inside Skirting.