

DATE SUBMITTED: 3/6/92

PERMIT NO. 41145

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 910 S. 4th ST.

SQ. FT. OF BLDG: 400

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-232-00-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER H. OLDHAM

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 515 LAWRENCE

DESCRIPTION OF WORK AND INTENDED USE: ARBOR

TELEPHONE: 245-1683

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE I-2

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0 REAR 0

CENSUS TRACT: 8 TRAFFIC ZONE: 44

MAXIMUM HEIGHT 65

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED:
N/A

SPECIAL CONDITIONS:

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

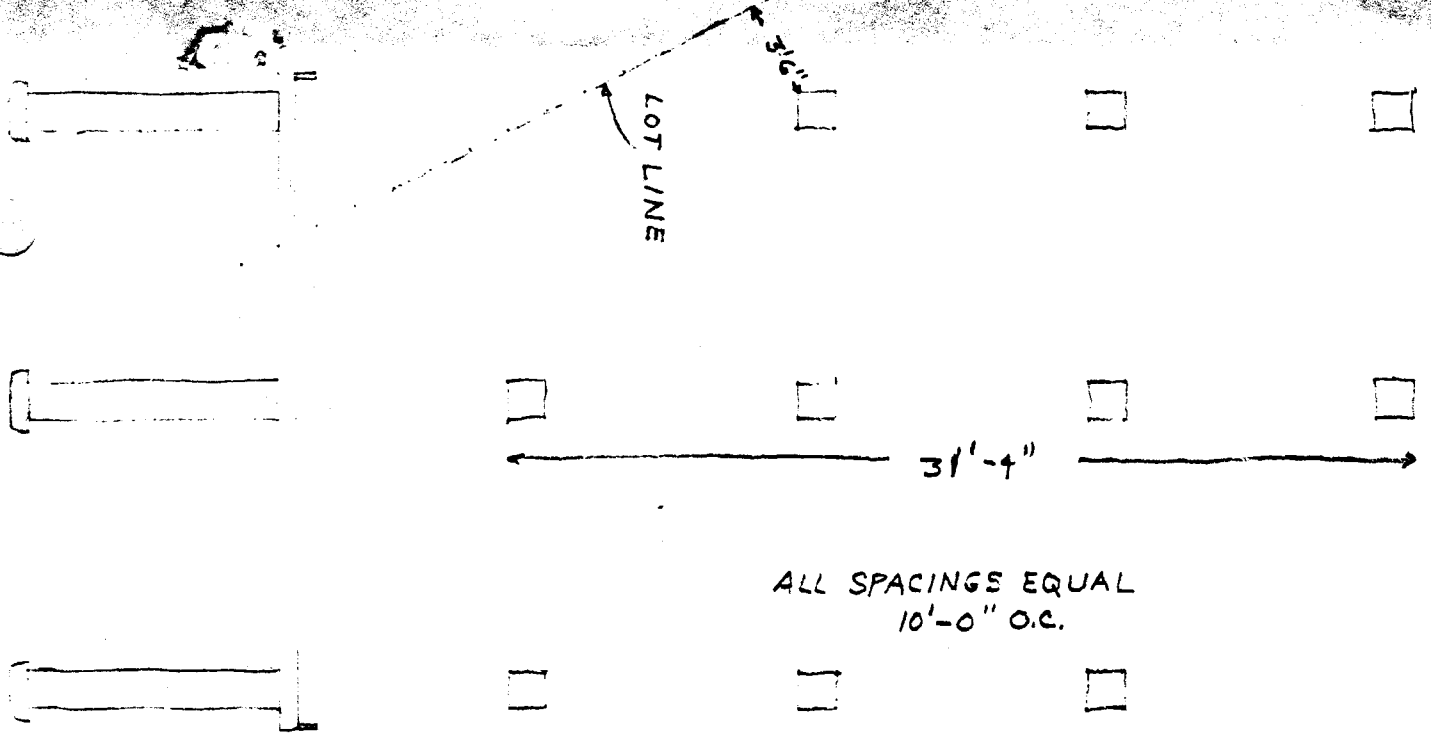
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Karl M. Meyer
Department Approval
3/6/92
Date Approved

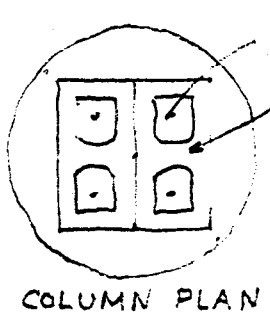
A. Oldham
Applicant Signature
3/6/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

EAST ELEV.

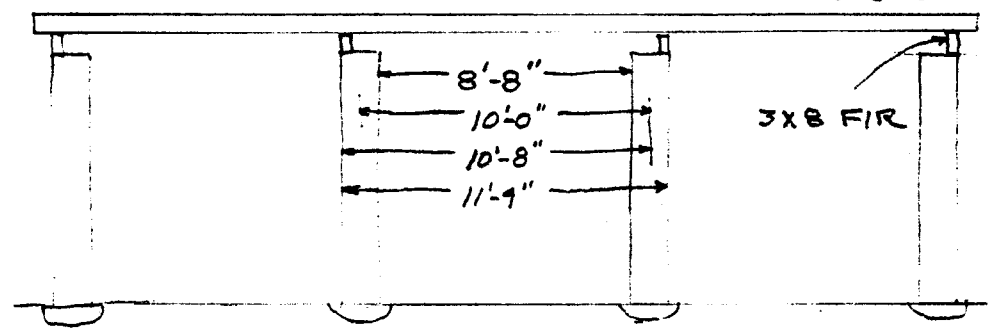


ALL SPACINGS EQUAL
10'-0" O.C.



COLUMN PLAN

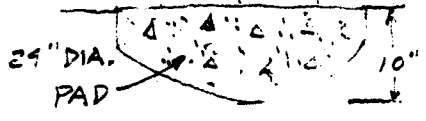
#3 REBAR
8X8X16 BLOCK STAGGERED



PLAN

2x8 @ 2' O.C.
OR 2x6 @ 16" O.C.

3x8 FIR

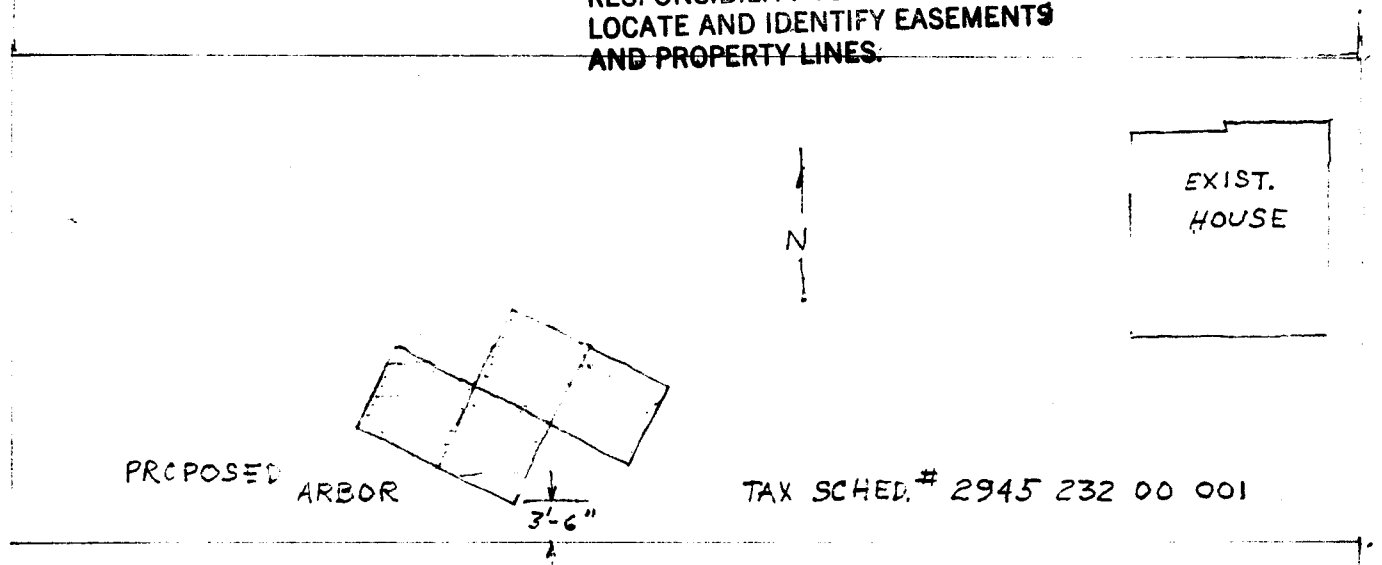


COLUMN ELEV.

NORTH ELEV.

ACCEPTED 3/6/92 Kell
 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.

910 SOUTH 4th ST.



PROPOSED ARBOR

EXIST. HOUSE

ALLEY

TAX SCHED. # 2945 232 00 001

LOT PLATT