

DATE SUBMITTED: Aug 17, 92

PERMIT NO. 42580 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 719 North 6th

SQ. FT. OF BLDG: 14 x 20 #

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 38 LOT # 09

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-42-20-009

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

OWNER Edna Bell

USE OF EXISTING BUILDINGS: Residence

ADDRESS 719 N. 6th

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245-5116

Adding carport

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

FOR OFFICE USE ONLY

ZONE RMF-64

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT ~~30~~ 65 ft

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10 ft REAR 20 ft

CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 36 ft.

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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.

[Signature]
Department Approval

+ Edna Bell
Applicant Signature

8-17-92
Date Approved

8-17-92
Date

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

ACCEPTED KW-8-1792
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.

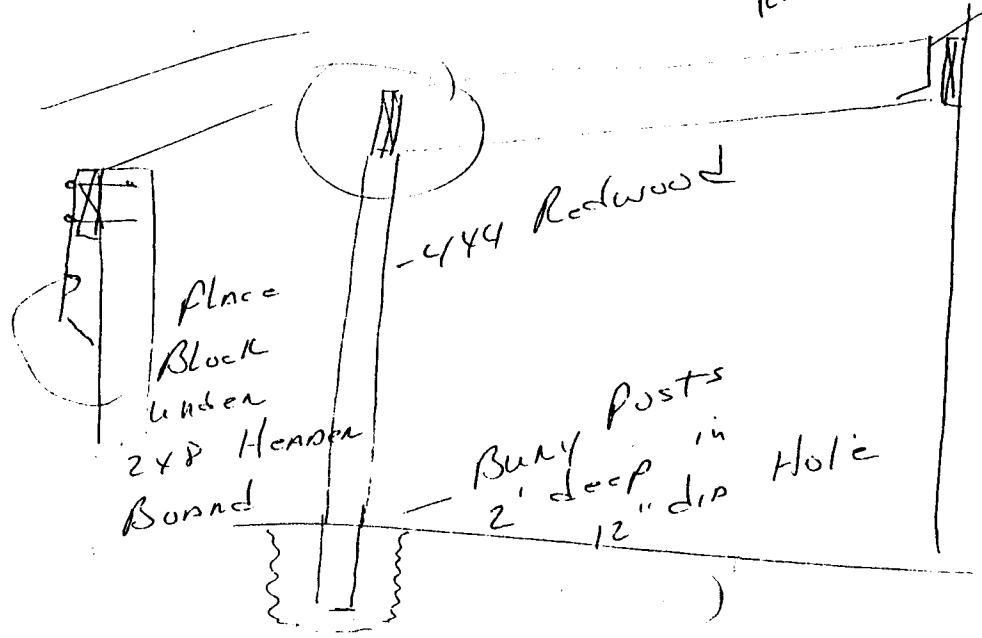
3 Posts OR
with a Double
2" x 8" Header.

4 Posts with
Single Header

7/16" O.S.B.
Rolled Roofing
2x8 x 24" O.C.
Rafters

Hangers
Posts on
5' centers.

1/2" to edge of
concrete



Bob

2401-1656 8-17