DATE SUBMITTED: July 15, 92

PERMIT NO. 42345

FEE $ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

$8 X1

BLDG ADDRESS 1904 N. 7th St

SUBDIVISION College Subdivision

FILING # _____ BLK # 6 LOT # 1+2

TAX SCHEDULE # 2945-M-06-019

OWNER Michael Hall

ADDRESS 1904 N. 7th St

TELEPHONE: 245-3235

SQ. FT. OF BLDG: 336

SQ. FT. OF LOT: 15000 Sf

NO. OF FAMILY UNITS: 1

NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: 2

USE OF EXISTING BUILDINGS:
House / Swimming Pool Bldg.

DESCRIPTION OF WORK AND INTENDED USE:
Garage / to park car

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

****

FOR OFFICE USE ONLY

ZONE RSF-8

SETBACKS: FRONT 65 ft

SIDE 3 ft   REAR 3 ft

MAXIMUM HEIGHT 32 ft

LANDSCAPING/SCREENING REQUIRED:

FLOODPLAIN: YES _____   NO ✓

GEOLOGIC HAZARD: YES _____   NO ✓

CENSUS TRACT: 5   TRAFFIC ZONE: 27

PARKING REQ'MT _____

SPECIAL CONDITIONS:

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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.
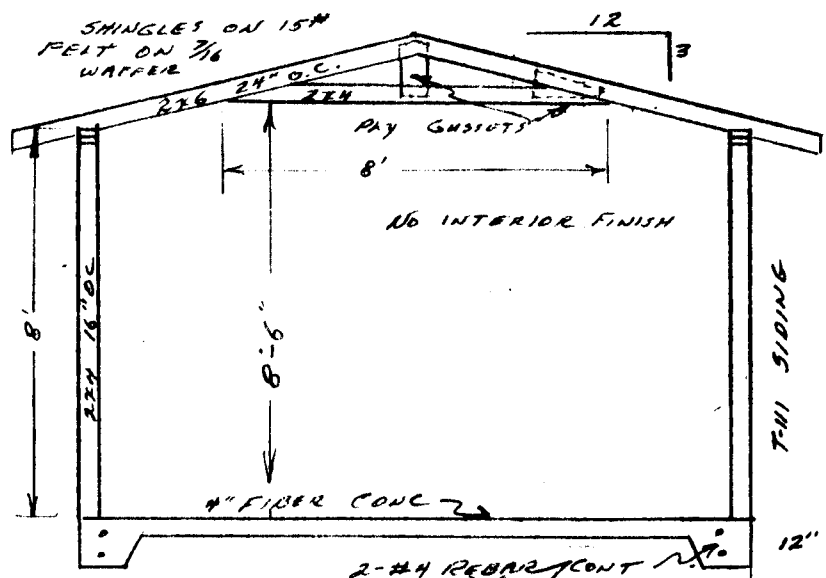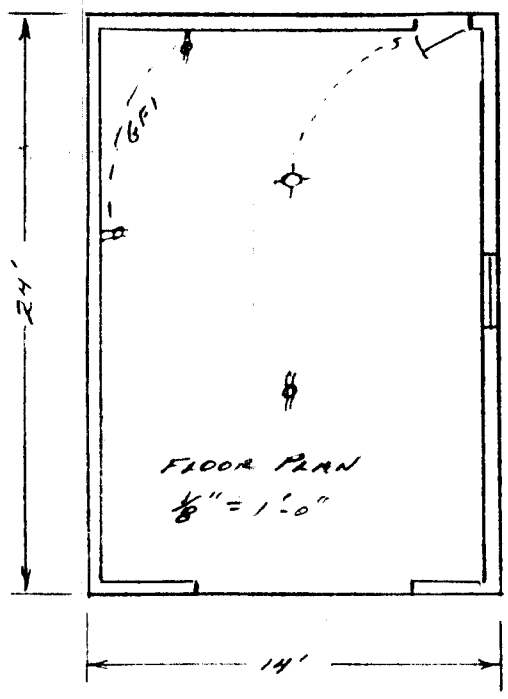
_____
Department Approval

7-15-92
Date Approved

_____
Applicant Signature

7-15-92
Date

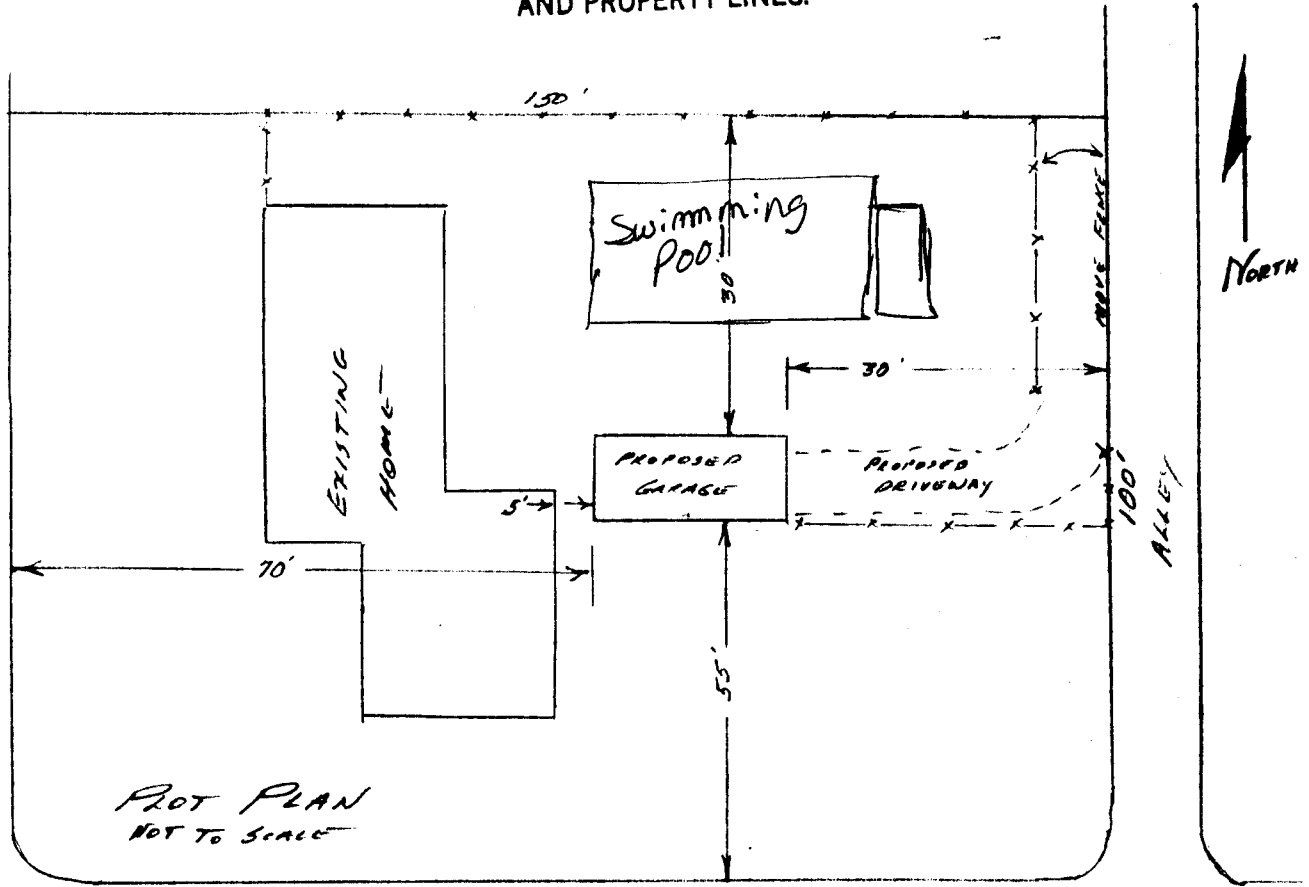**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)**

SINGLE
DETACHED GARAGE.

SHINGLES ON 15#
FELT ON 3/16
WAFFER

2x6 24" O.C.   2x4

12
3

PLY GUSSETS

8'

NO INTERIOR FINISH

2x4 16" O.C.

8'

8'-6"

TH'I SIDING

4" FIBER CONC.

12"

2-#4 REBAR CONT

12"

FLOOR PLAN
⅛" = 1'-0"

0'-16'

24'

14'

ACCEPTED   KW 7/15/9 C

**ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PERMITS
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.**

¼" = 1'-0"

150'

180
80
80

14'
256
336

1904 N. 7ᵀᴴ STREET

Swimming Pool

30'

30'

EXISTING HOME

PROPOSED GARAGE

PROPOSED DRIVEWAY

MOVE FENCE

100'

ALLEY

5'

70'

55'

NORTH

PLOT PLAN
NOT TO SCALE

ORCHARD AVE

150
15,000