

DATE SUBMITTED: 2/28/92

PERMIT NO. 41069

FEE \$ \$5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 709 26 1/2 Road

SQ. FT. OF BLDG: 24 X 24 = 576

SUBDIVISION Sunset Terrace

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-357 19-011

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

OWNER James Noland

USE OF EXISTING BUILDINGS: Home

ADDRESS 709 26 1/2 Road

DESCRIPTION OF WORK AND INTENDED USE: to build garage

TELEPHONE: 243-5151

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

FOR OFFICE USE ONLY

ZONE R5F-4

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 65' from CL Road or 20' from property

GEOLOGIC HAZARD: YES _____ NO X

SIDE 3' REAR 10'

CENSUS TRACT: 10 TRAFFIC ZONE: 20

MAXIMUM HEIGHT 32'

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.

A. Bassett
Department Approval

James R. Noland
Applicant Signature

2/28/92
Date Approved

2/28/92
Date

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

VERTICAL HB. SIDING (MISTEA HOUSE)

3-TAB FIBERGLASS SHINGLES

7/16 OSB

1X6 FASCIA

WEATHERSTRIP

3" x 3" ALUM WINDOW

3" x 6" x 1 3/4" SIDING

16' x 7' STEEL PANEL GARAGE DOOR

ELECTRICAL BY OWNER

VERTICAL SIDING & GABLE END

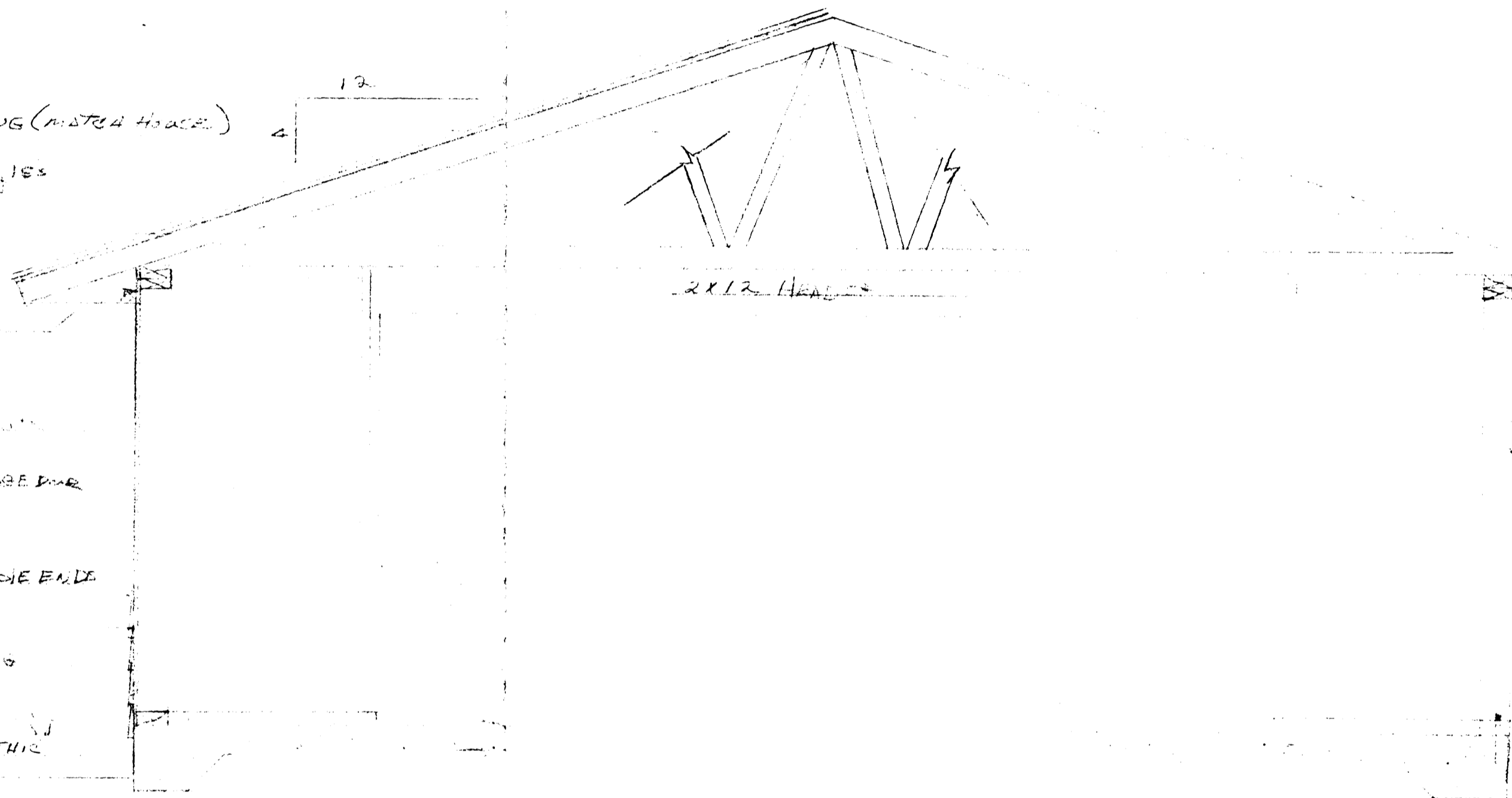
HB LAP SIDING

1/2 ASPH IMP SHEATING

2X4 REDWOOD PINE

CONCRETE SLAB MOUND THIS

12' x 12'



1/2" VIB ...

SIDE PROPERTY LINE APPROX. 95'
PROPERTY LINE FRONT APPROX 50'
PROPERTY LINE REAR APPROX 100'

ACCEPTED AND APPROVED
A. Bassett 2/22/12
AND PROPERTY LINES

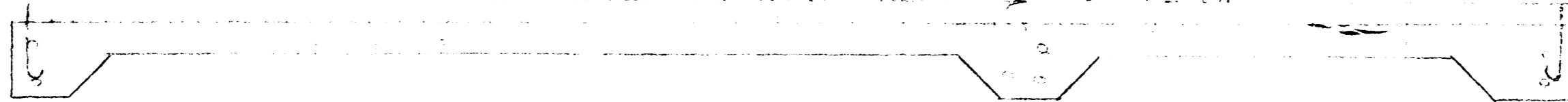
JIM & SHIRLEY NOLAN		
707-26 1/2 RD GRAND JCT VA		
SCALE 1/2" = 1'	APPROVED BY	DRAWN BY
DATE 2-22-12		REVISED
		DRAWING NUMBER

SAVE JOBS FROM ... REMOVE
REMOVE 12"X12" CONCRETE FOOTING
EDGE OF EXISTING WALL

ACCEPTED

SAW CUT HERE TO ALLOW 12"X12" FOOTING THIS SECTION

REMOVE EXISTING CURB



12"X12" CONCRETE FOOTING AROUND PERIMETER
1/2"X10" J-BOLTS SPACED 4' ON CENTER
2 CONTINUOUS 1/2" REBAR IN FOOTINGS

SIDE PROPERTY LINE APPROX 9'
PROPERTY LINE FRONT APPROX 50'
PROPERTY LINE ON BACK APPROX 50'

ACCEPTED *A. Barrett* 2/20/92
ANY CHANGES MUST BE
DRAWN BY
REVISIONS
LOCATIONS
AND PROPERTY LINES

JIM E SHIRLEY NOLAND		DRAWN BY	
709-26 1/2 RD GRAND JCT CO		REVIS	
SCALE 1/2" = 1'-0"	APPROVED BY	DATE	
		2-22-92	
DRAWING NUMBER		DRAWING NUMBER	