

DATE SUBMITTED: 11-24-92

PERMIT NO. 45005 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1005 Main ST

SQ. FT. OF BLDG: 600

SUBDIVISION _____

SQ. FT. OF LOT: 12,500

FILING # _____ BLK # 109 LOT # 29-32

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-144-14-009

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

OWNER Jim Golden

USE OF EXISTING BUILDINGS: Residence

ADDRESS P.O. Box 398

DESCRIPTION OF WORK AND INTENDED USE: Detached Carport

TELEPHONE: 242-7322

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

FOR OFFICE USE ONLY

ZONE B-1

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 10' REAR 10'

CENSUS TRACT: 2 TRAFFIC ZONE: 41

MAXIMUM HEIGHT _____

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

[Signature]
Applicant Signature

11-24-92
Date Approved

11-24-92
Date

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

500'00"21"W 4

B L O C K O N E

P.O.B.

N90°00'00"E 492.05

108.00

NW CORNER LA CASA DE FILING ONE

BOULEVARD

30 30

N90°00'00"E 600.05

60.00

15' UTILITY EASEMENT

N90°00'W
125.01

S00°00'00"E 295.00

235.00

500'00"21"W 1317.66

N00°00'21"E 833.40

LOT ONE
9.26 ACRES

S00°00'21"W 773.98

LOT TWO
2.29 ACRES

455.14

S05°26'25"E
84.38

JORDANA ROAD

10' utility easement

N89°55'50"W 475.05

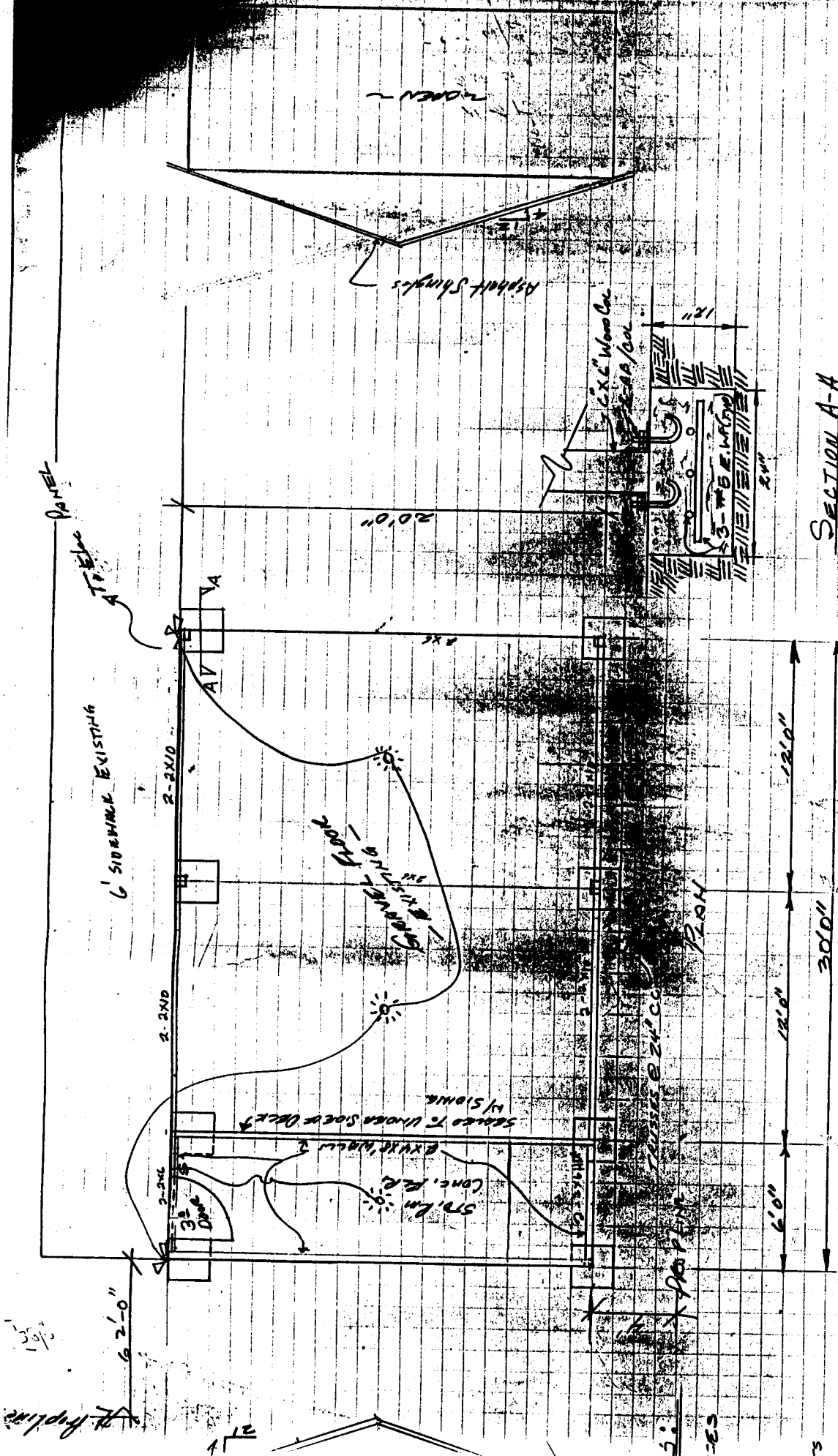
133.09

SW CORNER LA CASA DI FILING ONE

S89°55'50"E 1318.14

LEGEND & NOTES

MESA COUNTY BRASS CAP



SECTION A-A

SCALE 1" = 1'0"

SCALE 1/4" = 1'0"

NOTES:

1. Both R of 8x4 WALL SHOT TO CONC @ 30" cc
2. CONC FTR & SLAB TO BE 3000 psi

- 1/4 clips
- 1/2" felt nails
- 1/2" 3x4 common

[Signature]

ARCHITECTURAL ASSESSMENT
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