

DATE SUBMITTED: Aug 17, 92

PERMIT NO. 42637 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 1310 Pinyon Ave

SQ. FT. OF BLDG: 960

SUBDIVISION A.C. Delms Subdivision

SQ. FT. OF LOT: 50x125 Approx

FILING # _____ BLK # 2 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-122-03-019

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

OWNER E.Y. Massey

USE OF EXISTING BUILDINGS: Residential

ADDRESS 1310 Pinyon Ave

DESCRIPTION OF WORK AND INTENDED USE: Front porch cover-roof

TELEPHONE: 242-8025

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

FOR OFFICE USE ONLY

ZONE RSE-8

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 65 ft

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 ft REAR 15 ft

CENSUS TRACT: 6 TRAFFIC ZONE: 28

MAXIMUM HEIGHT 32 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

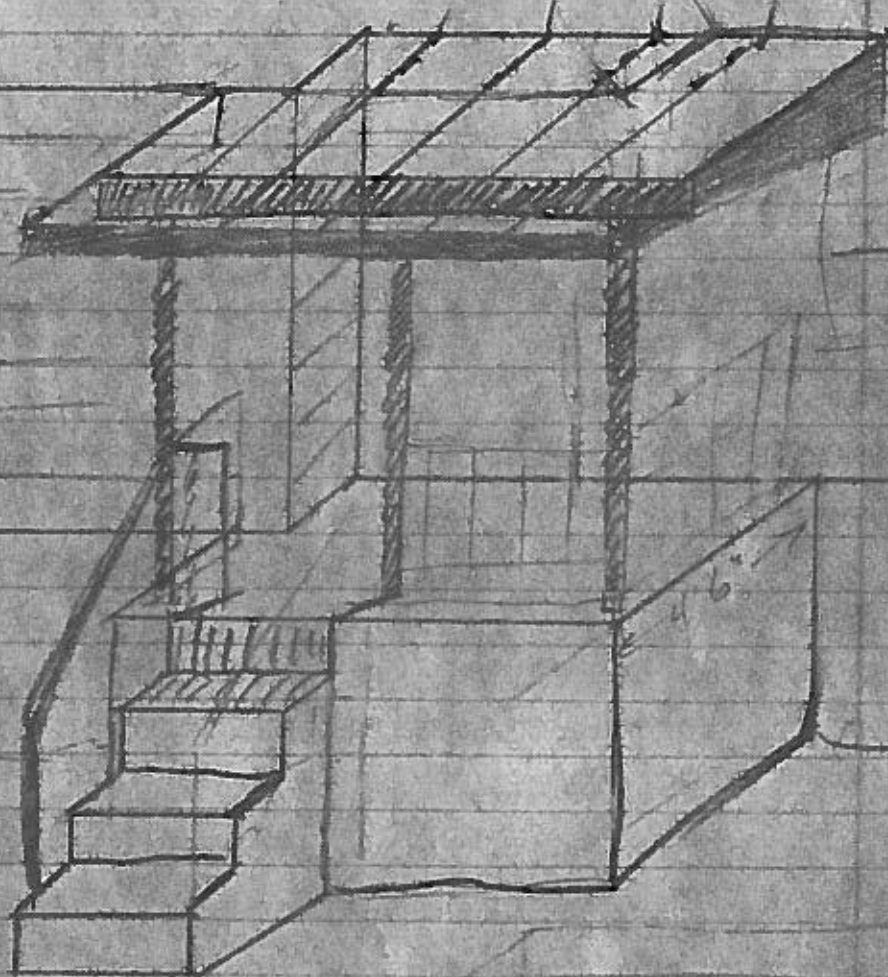
E.Y. Massey
Applicant Signature

Aug 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)

1x6 Sheathing
2x4 Rafter 2' oc
3x8 Beam
Metal support Posts



ACCEPTED *8/12/92*
ANY CHANGE OF DESIGN OR
CONSTRUCTION SHALL BE
APPROVED BY THE CHAIRMAN
OF THE BOARD. IT IS THE RESPONSIBILITY
OF THE ARCHITECT TO
LOCATE AND IDENTIFY ALL UTILITIES
AND PROPERTY LINES.

← 9'4" →

↓ more than 30 ft