

DATE SUBMITTED: 3-22-93

PERMIT NO. 44413 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2818 Texas Ave SQ. FT. OF BLDG: 896

SUBDIVISION East Texas Sub. Div. SQ. FT. OF LOT: 8400

FILING # _____ BLK # _____ LOT # 4 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-09-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Ray Warner USE OF EXISTING BUILDINGS: Residence

ADDRESS 2818 Texas Ave DESCRIPTION OF WORK AND INTENDED USE: open car port

TELEPHONE: 858-3119

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

FOR OFFICE USE ONLY

ZONE RSM 8 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 45' from Q GEOLOGIC HAZARD: YES _____ NO

SIDE 5' REAR 15' CENSUS TRACT: 6 TRAFFIC ZONE: 30

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

3-22-93
Date Approved

3/22/93
Date

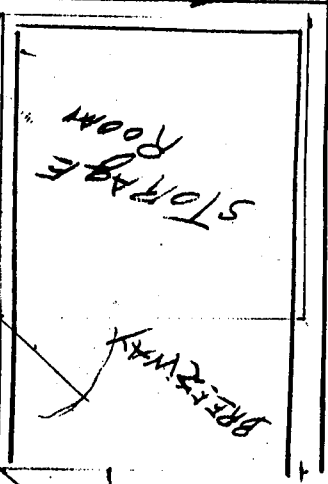
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



FENCE & PROPERTY LINE

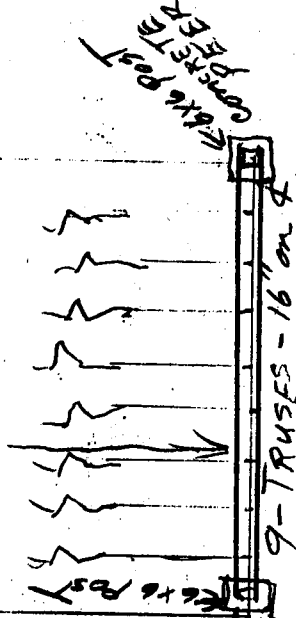
6'9"

8" X 16" FOOTER
1-2" BLOCK HIGH



6'8"

CAR PORT
ADDITION



TOP VIEW

3'6"



ROOF PEAK

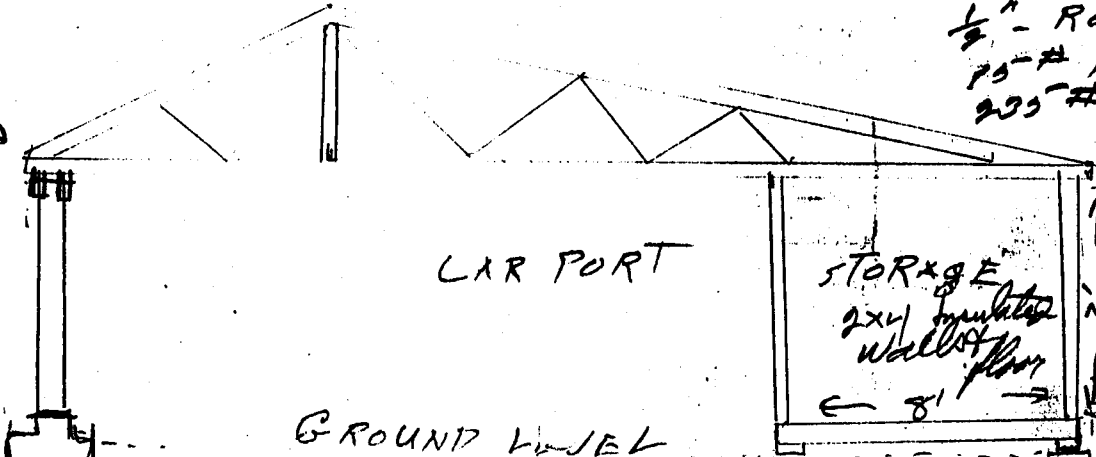
2-2X6" X 12"
BOULDER TO 6X6
FRR TRUSS SUPPORT

2818 TEXAS AVE GAD JCT

ACCEPTED
A VOUCHER OF SETTING MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

ROOF PEAK

EAST
END VIEW



1/2" ROOF SHEETING
15# FELT UNDER
205# 3 TAB SHINGLE

2X6 FLOOR
16" 9015T
16" FOOTER
#4 REBAR