

FEE \$ 5.00

BLDG PERMIT NO. 48742

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1704 N 21st St TAX SCHEDULE NO. 2945-129-06-011
 SUBDIVISION Del Rey Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 6 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Lyle & Dianne McClanahan NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION _____
 (1) ADDRESS 1704 N 21st St NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION _____
 (1) TELEPHONE 241-9432 USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT Republic Garages DESCRIPTION OF WORK & INTENDED USE: _____
 (2) ADDRESS 2764 Compass Dr GJ garage
 (2) TELEPHONE 241-8182

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Landscaping / Screening Required: YES _____ NO
 SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt _____
 _____ from center of ROW, whichever is greater Special Conditions: _____
 Side 5' from PL Rear 15' from PL
 Maximum Height 32'
 Maximum coverage of lot by structures _____ CENSUS TRACT 6 TRAFFIC ZONE 31

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature J. Murray Masser Date _____
 Department Approval M. Pety Date 5-26-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3007-1920-03-0
 Utility Accounting Richardson Date 5-26-94

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

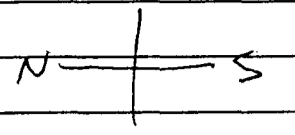
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WORK SHEET

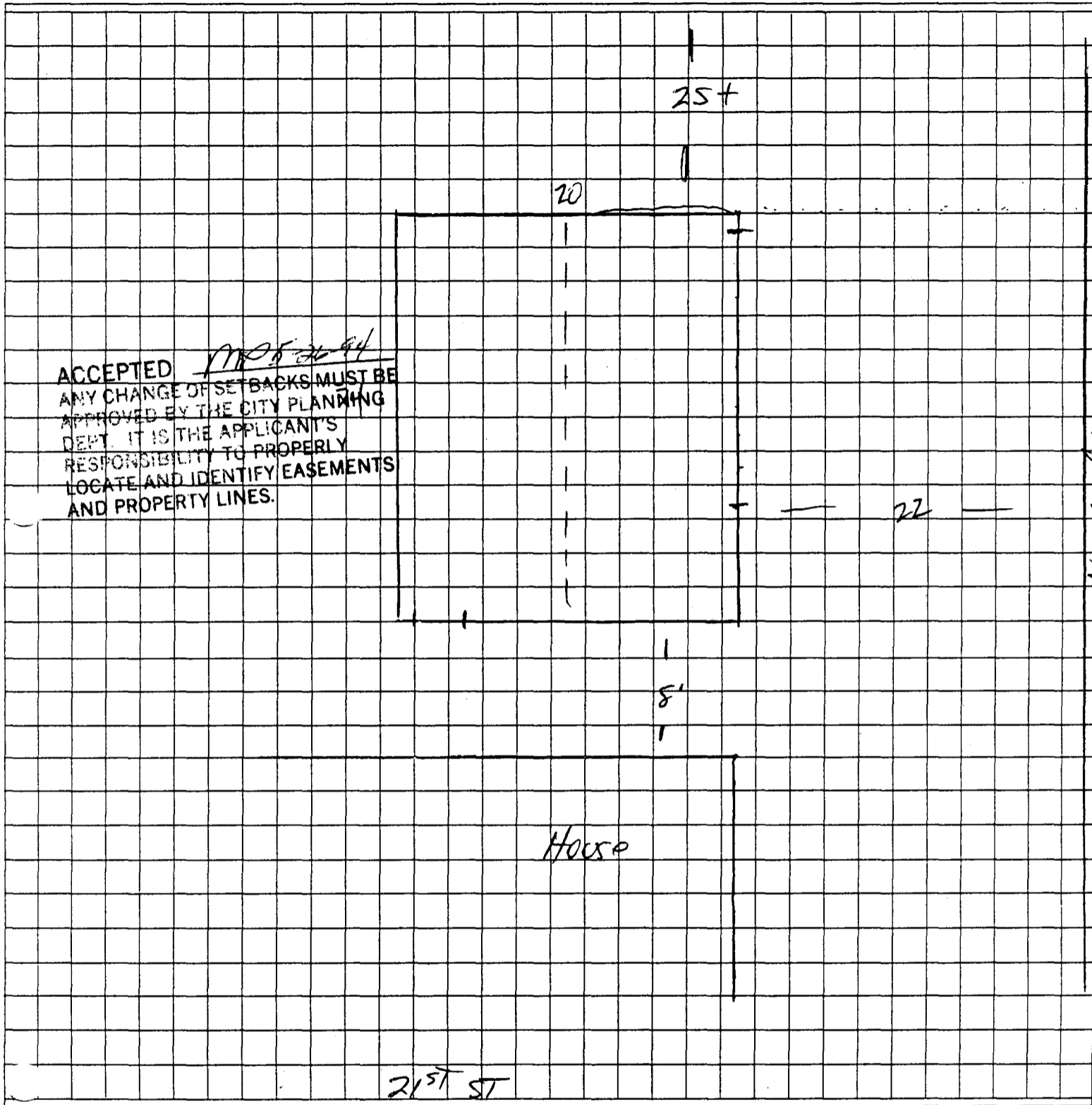
NAME Lyle & Dianne McClanahan

DATE E

ADDRESS 1704 N 21ST



CITY _____ PHONE W



ACCEPTED MAY 26 94
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

NO VERBAL AGREEMENTS RECOGNIZED

By _____ Purchaser _____

By _____ Co-Purchaser _____

GARAGES

GARAGE DOOR HEADER SIZE

3 2x12 OR 2 - 2x12 W/ 3/4 PLYWOOD

HEADER SPANS BEARING WALLS

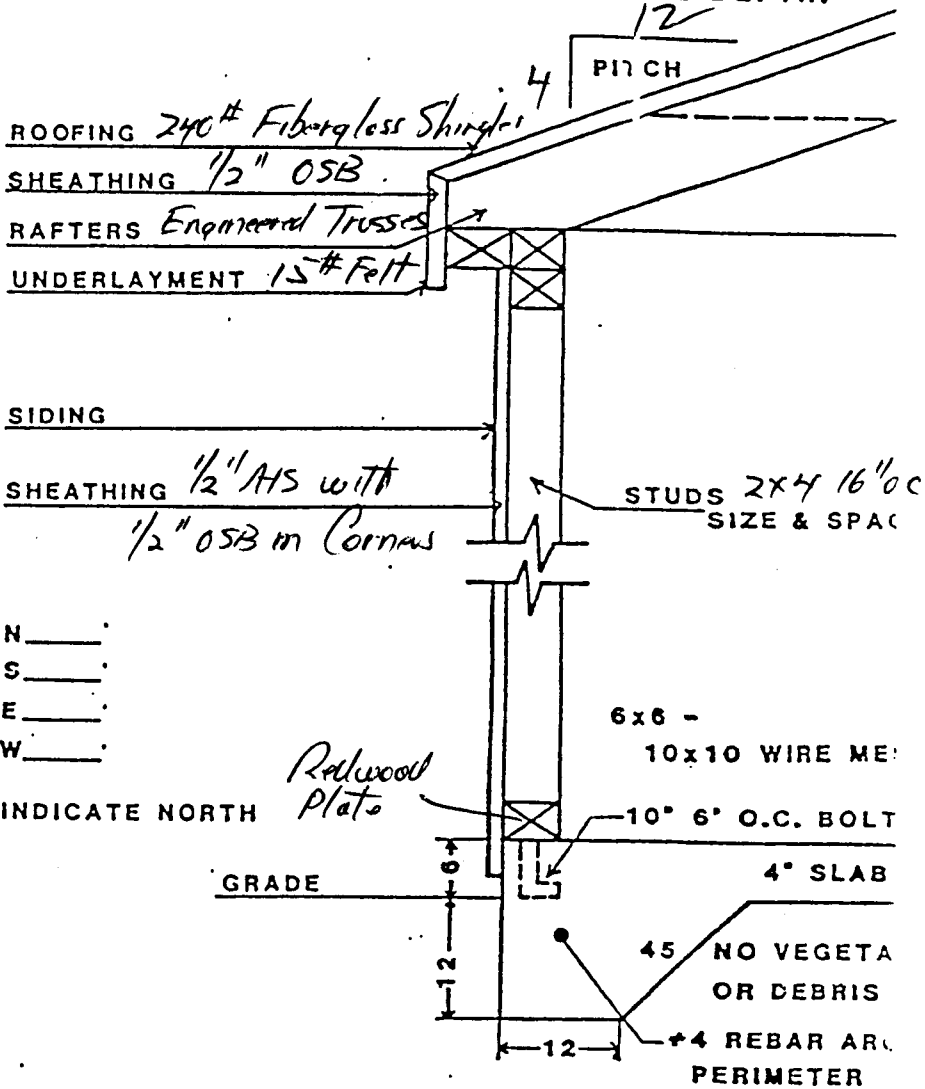
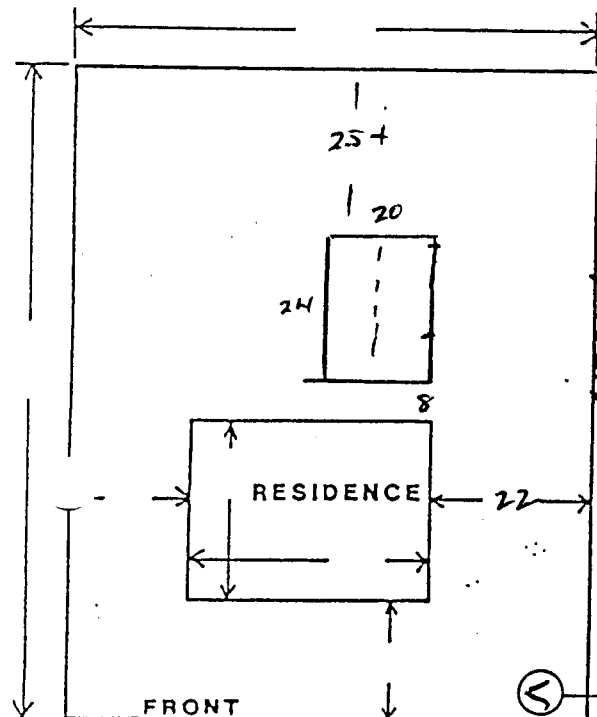
- 4' OPENING OR LESS 2 - 2x6
- 6' OPENING OR LESS 2 - 2x8
- 8' OPENING OR LESS 2 - 2x10
- ANY OPENING LARGER THAN 8' WILL REQUIRE A MIN OF 2 - 2x12

Doug
~~FR~~ FIR #2

RAFTER SPANS 24" O.C. 16" O.C. 12"

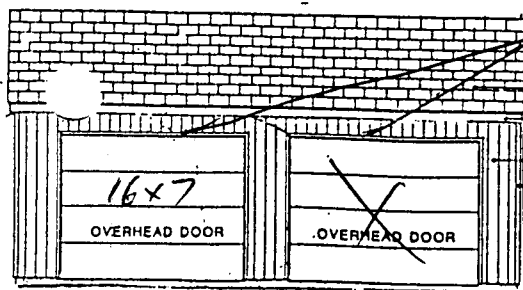
2x6 - 9'6"	11'6"	13'4"
2x8 - 12'6"	15'3"	17'
2x10 - 15'9"	19'5"	22'
2x12 - 20'9"	23'7"	27'

RIDGE BOARD MUST BE FULL DEPTH.

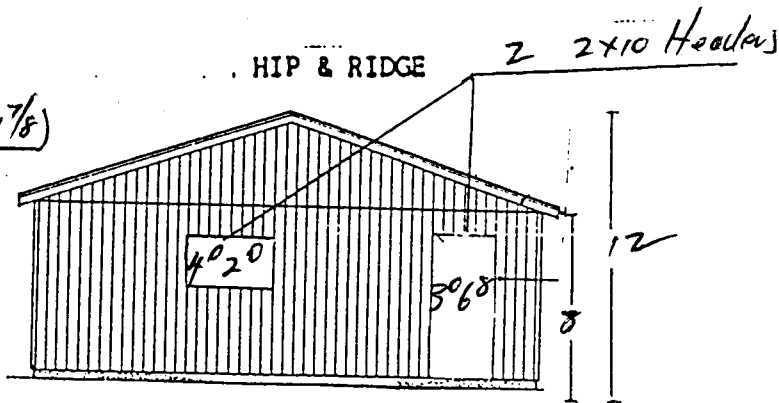


DRAW IN PROPOSED GARAGE AND SHOW SET BACKS.
CHECK IF CORNER LOT

OWNER Lyle + Dianne McPlanahan
ADDRESS 1704 N 21ST ST
PHONE 241-9432



FRONT ELEVATION



SIDE ELEVATION