

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. 83239

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

19889-12729
 BLDG ADDRESS 288 1/2 Mountain View

SQ. FT. OF PROPOSED BLDGS/ADDITION 312

TAX SCHEDULE NO. 2945-251-00-038

SQ. FT. OF EXISTING BLDGS 1133.75

SUBDIVISION _____

TOTAL SQ. FT. OF EXISTING & PROPOSED 1445.75

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER William D. + Mark K. Taylor

NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction

(1) ADDRESS 288 1/2 Mountain View

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-241-2953

DESCRIPTION OF WORK & INTENDED USE Deck

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Maiala Taylor

Date 2-11-02

Department Approval Pat Bushman

Date 2-13-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Deck Only</u>
Utility Accounting	<u>Patricia Conover</u>		Date <u>2/13/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



J.M. THOMAS FOREST PRODUCTS

1-800-962-8780

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Ogden, UT 84412

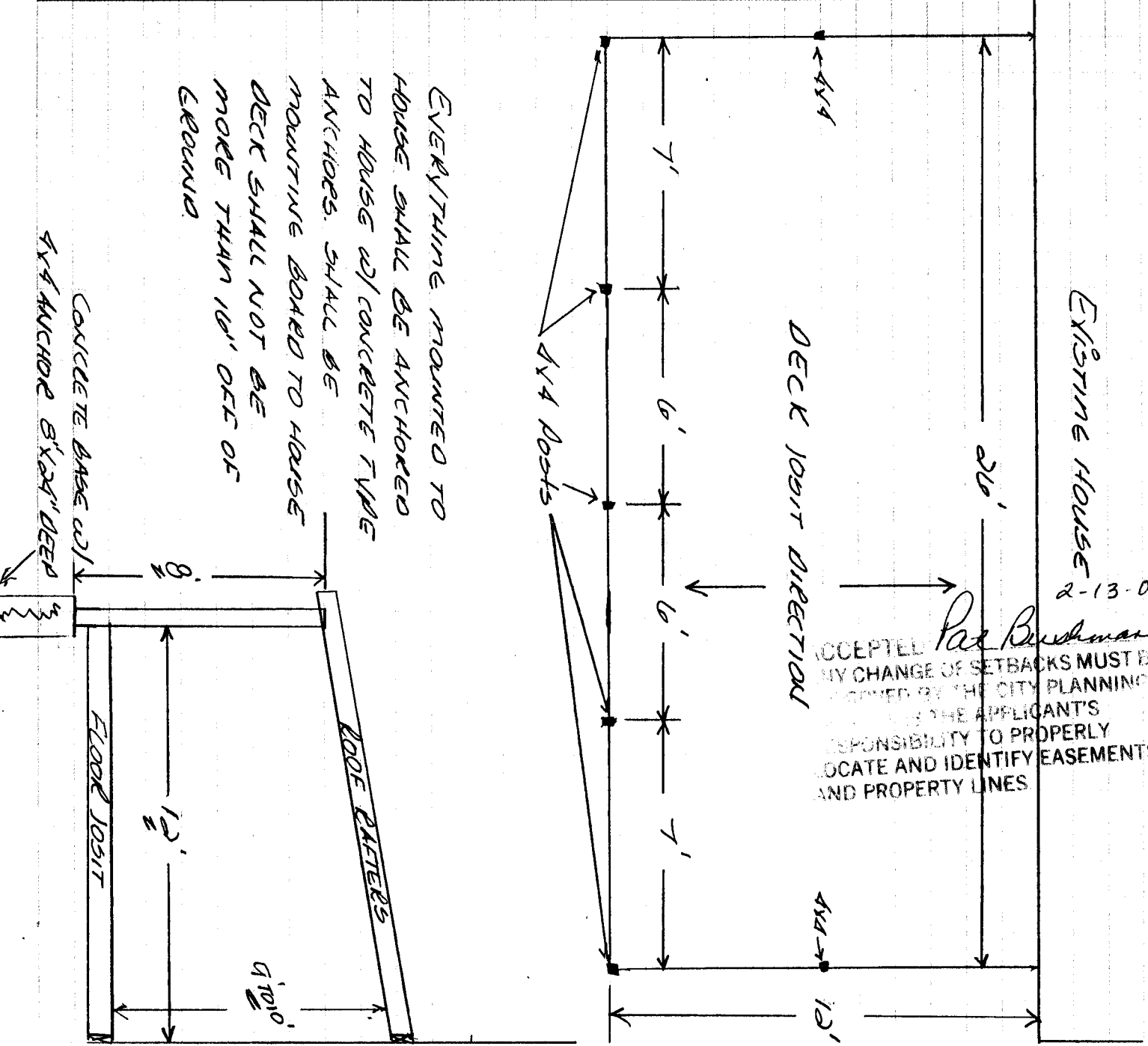
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EVERYTHING MOUNTED TO HOUSE SHALL BE ANCHORED TO HOUSE w/ CONCRETE TYPE ANCHORS. SHALL BE MOUNTING BOARDS TO HOUSE DECK SHALL NOT BE MORE THAN 18" OFF OF GROUND.

4x4 ANCHOR 8"x24" DEEP

CONCRETE BASE w/



EXISTING HOUSE

2-13-02

ACCEPTED BY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Pat Bushman

EXISTING HOUSE



Willamette Industries, Inc.

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PROJECT <i>BILL AND MARLA TAYLOR</i>	
LOCATION	
JOB NO.	DESIGNER
DATE	SHEET
	OF

4x4 posts set 8' on center on a
24"x24" By 8" pad.

2x6 rafters on 24" center

Deck: 12' x 26' off preexisting structure

roof: 20/3 - 12 pitch

lot size 83' x 168'
existing wall. Block-wood construction.

