

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 91761



Your Bridge to a Better Community

BLDG ADDRESS 540 28 1/4 Rd
28 1/4 Rd + Orchard Ave SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-073-00-941 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER City of N.J. Parks Before: _____ After: _____ this Construction

(1) ADDRESS 1340 Harrison N.J. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970/244-1535 Before: _____ After: _____ this Construction

(2) APPLICANT Cole & Co Builders, LLC USE OF EXISTING BUILDINGS _____

(2) ADDRESS 235 N. 7th N.J. DESCRIPTION OF WORK & INTENDED USE replace eight fence poles & reattach fence

(2) TELEPHONE 970/243-5711 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) _____

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 CSR Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

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).

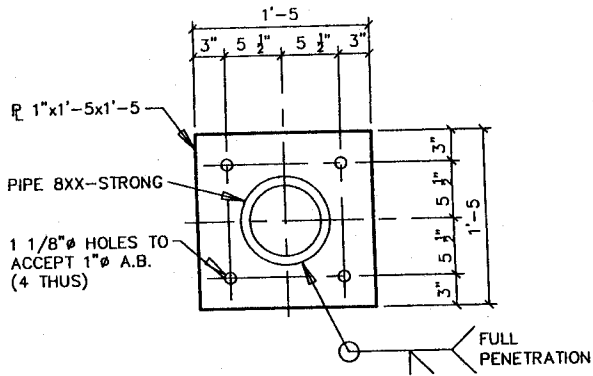
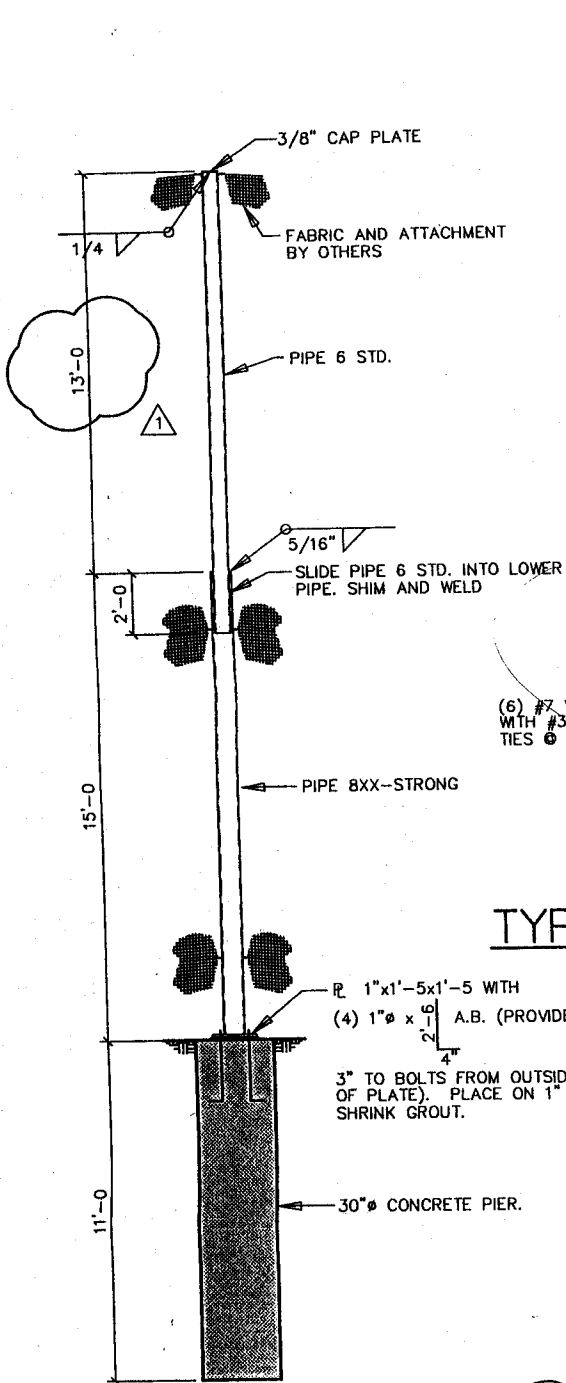
Applicant Signature Sheryl Hatten Date 10/15/03

Department Approval Misha Magan Date 10/15/03

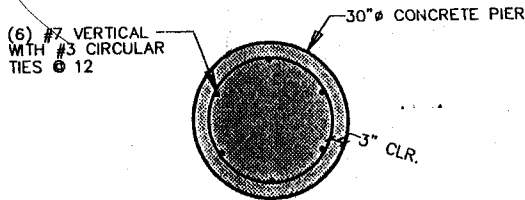
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Debi Oberholt</u>	Date	<u>10/15/03</u>

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

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



TYPICAL BASE
 PLATE DETAIL 1"=1'-0



TYPICAL PIER DETAIL 1/2"=1'-0

1" x 1'-5" WITH
 (4) 1" ϕ x 2'-6" A.B. (PROVIDE
 3" TO BOLTS FROM OUTSIDE
 OF PLATE). PLACE ON 1" NON-
 SHRINK GROUT.

FENCE COLUMN SECTION 1/4"=1'-0

1. ALL POSTS TO BE SPACED 30'-0 MAXIMUM.
2. PIERS TO BE DRILLED A MINIMUM OF 11'-0 LONG.
3. ALL CONCRETE SHALL DEVELOP 4,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
4. ALL REINFORCING SHALL CONFORM TO ASTM A615 (GRADE 60).
5. PIPE COLUMNS SHALL CONFORM TO ASTM A35 (GRADE B) OR A501, LATEST EDITION.
6. ALL ANCHOR BOLTS SHALL BE A325.

REVISION:

1 APRIL 22, 2003

LJ LINDAUER INC
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