

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 1418 Orchard Ave

SQ FT OF BLDG: 1337

SUBDIVISION: Treichler Addition

SQ FT OF LOT: 9333.75

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-122-04-016

1

PROPERTY OWNER: Bruce M. Berglund

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1418 Orchard Ave

residence

PHONE: 245-1641

DESCRIPTION OF WORK AND INTENDED USE:

enclose existing carport  
& stucco to match house exterior

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: RSF-8

FLOOD PLAIN: YES  NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: 60'

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: 32'

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING SPACES REQUIRED: N/A

LANDSCAPING/SCREENING: N/A

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.  
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

Bruce M. Berglund  
SIGNATURE

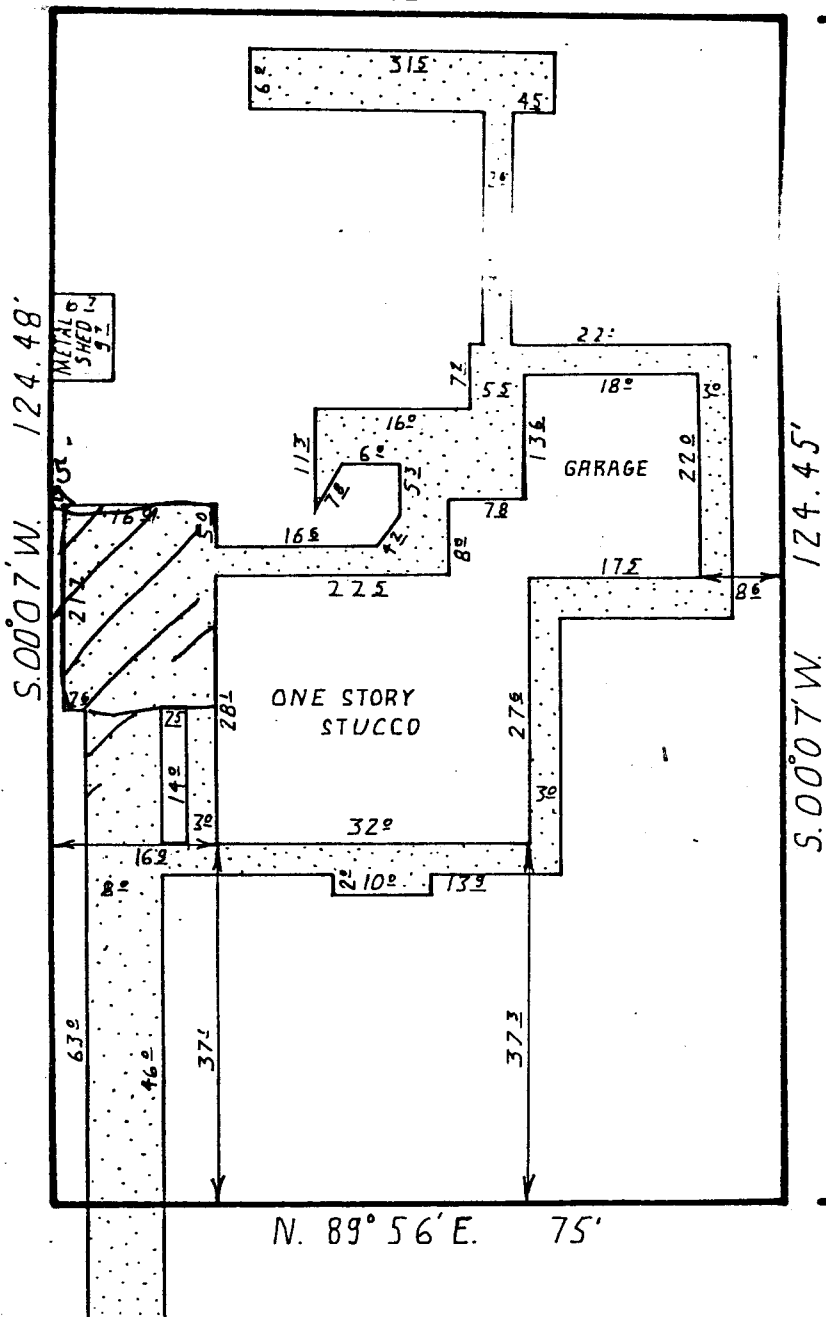
DATE APPROVED: 9-15-83

APPROVED BY: [Signature]

IMPROVEMENT LOCATION CERTIFICATE

1418 ORCHARD AVE.

N. 89° 58' W. 75'



PROPERTY DESCRIPTION  
 LOT 4, TREICHLER ADDITION T.  
 CITY OF GRAND JUNCTION, ME'S  
 COUNTY, COLORADO.

SCALE 1"=20'

ORCHARD AVE. (ASPHALT)

By P.M.

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

*Terry Nichols*

Terry Nichols

CO. LS. No. 12093

Date: June 2, 1978

NICHOLS ASSOCIATES, INC.

127 N. 8th St., Box 1281, Grand Junction, Co. 81501

Date of field work:

5-30-78

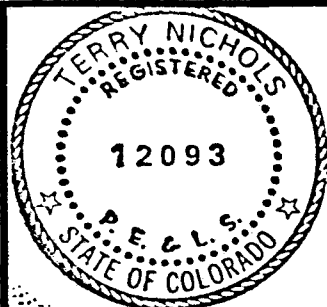
Date drawn:

6-2-78

Revisions:

Date

By



2945 122