

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: 1522 ORCHARD AV.
SUBDIVISION: WEAVER
FILING # _____ BLK # 1 LOT # 3
TAX SCHEDULE NUMBER:
2945-122-06-017

SQ FT OF BLDG: 1340 #
SQ FT OF LOT: 11230 #
NUMBER OF FAMILY UNITS: 1
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
Two

PROPERTY OWNER: DONALD A. STEVENSON
ADDRESS: 1522 ORCHARD AV.
PHONE: 242-8508

USE OF ALL EXISTING BUILDINGS:
RESIDENCE & GARAGE

DESCRIPTION OF WORK AND INTENDED USE:
ENCLOSE EXISTING STRUCTURES FOR GREENHOUSE & SUN SPACE
~~INTERIOR REMOVED~~

FOR OFFICE USE ONLY

ZONE: RSF-8
SETBACKS: F 5' S 5' R 15'
RIGHT OF WAY: 66'
MAXIMUM HEIGHT: 32'
PARKING SPACES REQUIRED: n/a
LANDSCAPING/SCREENING: n/a

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 26
SPECIAL CONDITIONS:

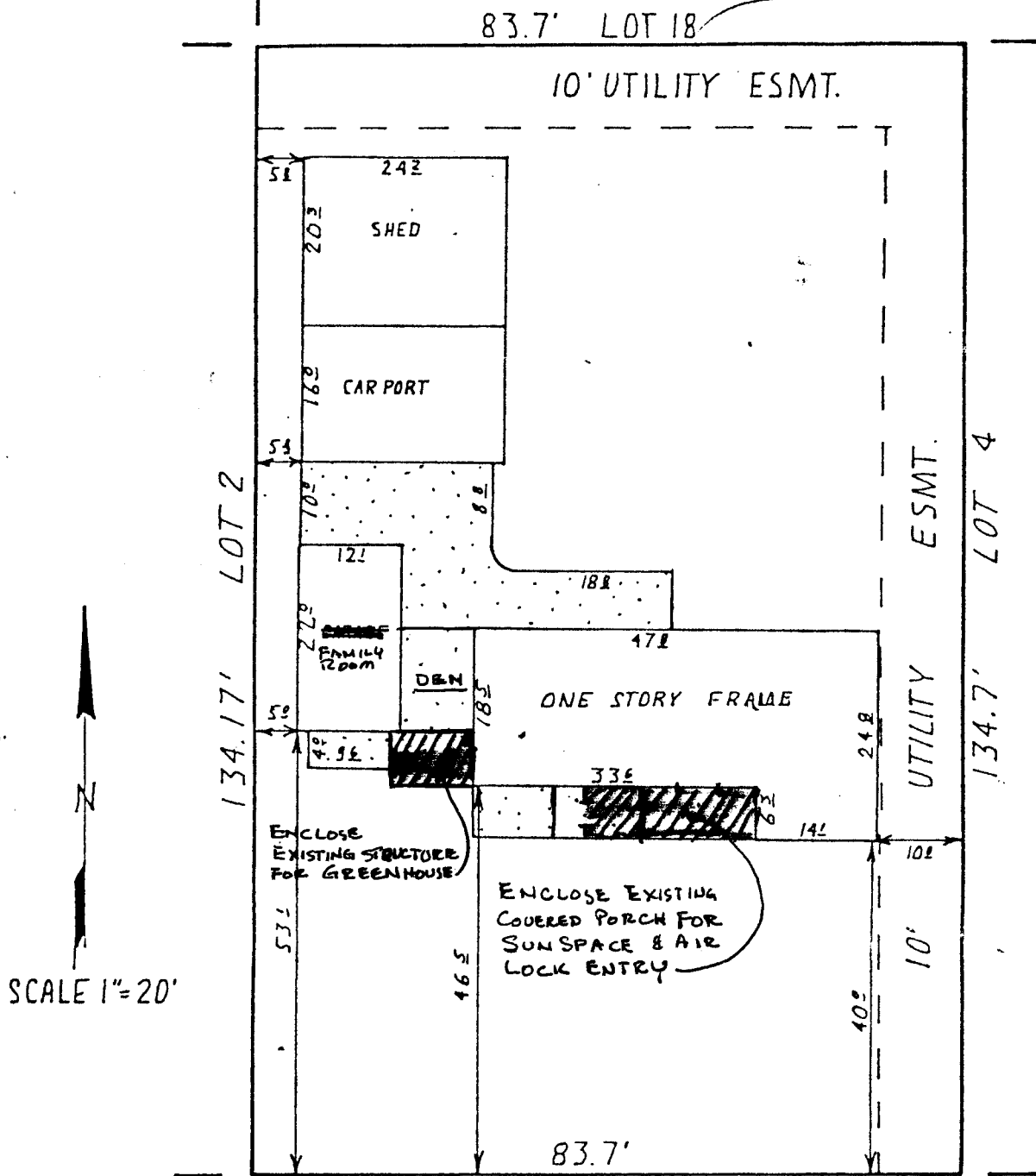
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED 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.

Donald A. Stevenson
SIGNATURE

DATE APPROVED: 4-15-83
APPROVED BY: [Signature]

IMPROVEMENT LOCATION CERTIFICATE
1522 ORCHARD AVE.



SCALE 1"=20'

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LOT - 11230 中
HOUSE - 1340 中

ORCHARD AVE.
PROPERTY DESCRIPTION
LOT 3, BLOCK 1, WEAVER SUBDIVISION,
CITY OF GRAND JUNCTION, MESA COUNTY, COLO.

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: Sept 11, 1978



NICHOLS ASSOCIATES, INC.

1700 FREEWAY EAST, P.O. Box 1281, TEL. 243-8976
GRAND JUNCTION, COLORADO 81501

Date of field work:		9-8-78
Date drawn:		9-11-78
Revisions		
Date	By	



2945 122 06 017