

City County

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: 530 Hall Ave

SQ FT OF BLDG: 283⁰'

SUBDIVISION: _____

SQ FT OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
29 45-113-10015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: David Berry

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 530 Hall Ave

PHONE: 242 9281 2950661

DESCRIPTION OF WORK AND INTENDED USE:
Make living space out of car port

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOOD PLAIN: YES NO

SETBACKS: F 45' L 5' S 5' R 25'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 60'

CENSUS TRACT NUMBER: 4

MAXIMUM HEIGHT: 32'

SPECIAL CONDITIONS: _____

PARKING SPACES REQUIRED: n/a

* FRONT SETBACK: 20'
MIN. FROM PROP. LINE.
WHERE IS CARPORT?

LANDSCAPING/SCREENING: n/a

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).

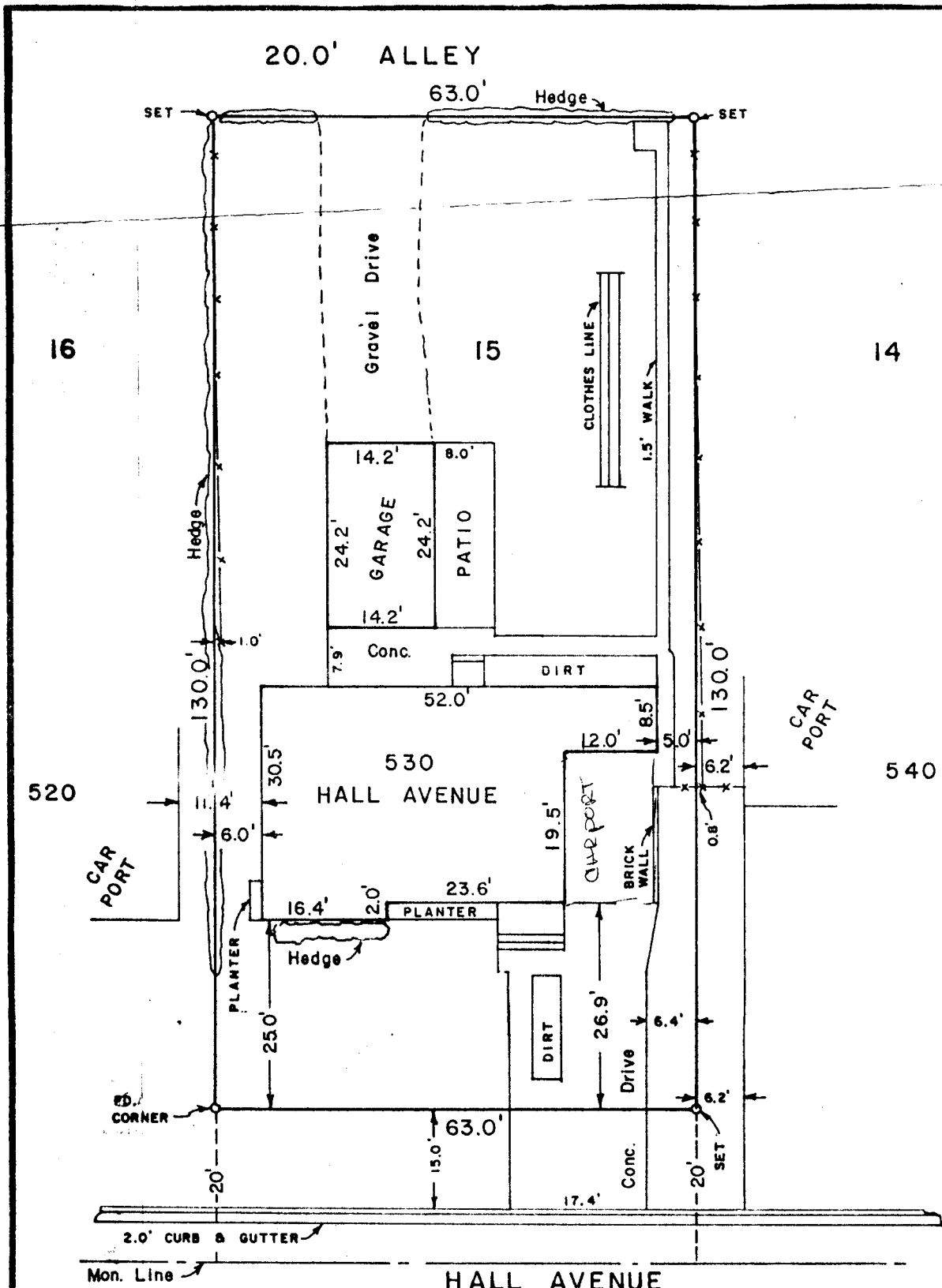
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

David Berry
SIGNATURE

DATE APPROVED: 6.4.84

APPROVED BY: [Signature]



SCALE: 1" = 20'

This is to certify that on this 24 th day of Nov., 1978
 I supervised a survey of Lot 15, Block 2, High School Addition,
 City of Grand Junction County
 of Mesa, State of Colorado, and found the house and other
improvements (except as shown) to be located entirely within
 the boundary lines of the above described property as shown
 on this plat. The location and dimensions of all buildings,
 improvements, easements, and rights of way in evidence or
 known to me, and encroachments by or on the premises are
 accurately shown.

David L. Bear
 Registered Land Surveyor

WESTERN ENGINEERS INC.
 IMPROVEMENT PLAT
 LOT 15
 BLOCK 2
 HIGH SCHOOL ADDITION
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO
 SURVEYED J.S.
 DRAWN G.L.A.
 GRAND JCT. COLO. 11/24/78