

City  County

PLAN # 022463

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: 810 Hall Ave

SQ FT OF BLDG: 900#

SUBDIVISION: MESA

SQ FT OF LOT: 7850#

FILING # na BLK # 2 LOT # 21

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-114-08-021

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: ELIZABETH THOMPSON

House & DETACHED CARPORT

ADDRESS: 810 Hall Ave

USE OF ALL EXISTING BUILDINGS:

PHONE: 243-4886

DESCRIPTION OF WORK AND INTENDED USE:  
STORAGE ROOM ADDITION

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

ZONE: RSF-8

FLOOD PLAIN: YES NO

SETBACKS: F 45' S 5' R 15'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 60'

CENSUS TRACT NUMBER: 5

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).

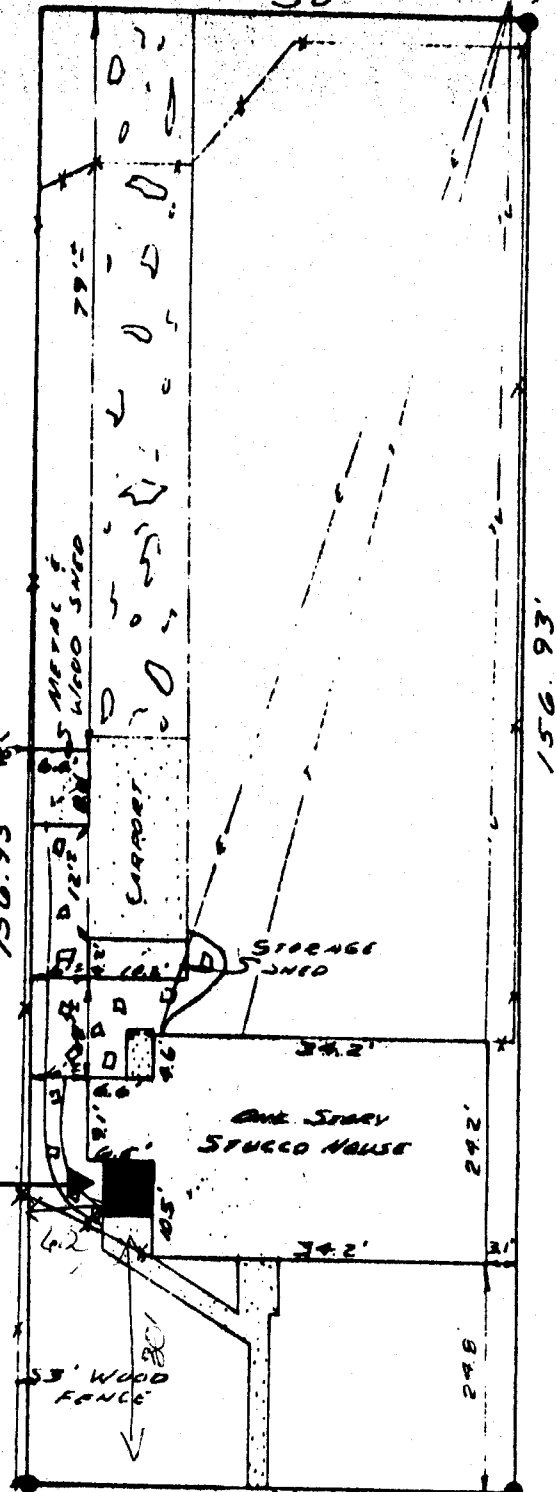
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 12/18/81  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE  
d. MICHAEL SIKORA  
dba HIGH DESERT DESIGN

ALLEY 50' (20')



**N**  
 SCALE 1" = 20'  
 ● FOUND PIN  
 ✖ 6' WOOD FENCE  
 (EXCEPT WHERE NOTED)

NEW STORAGE ROOM ADDITION

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: 810 Hall Avenue, The East 50 feet of Lot 21, Block 2, Mesa Subdivision, City of Grand Junction, County of Mesa, State of Colorado.

**SITE PLAN**

1" = 20'-0"

ADDITION TO THOMPSON RESIDENCE • 810 HALL

**Design Specialists**  
 ARCHITECTS AND PLANNERS  
 P.O. Box 2983  
 Grand Junction, Colorado 81502  
 (303) 245-7726

12/17/84