

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: 580 Orchard Ave

SQ FT OF BLDG: _____

SUBDIVISION: Bookcliff Park

SQ FT OF LOT: _____

FILING # _____ BLK # 7 LOT # 10

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-112-06-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: Richard E. Hertman

House

ADDRESS: 580 Orchard Ave

USE OF ALL EXISTING BUILDINGS:

PHONE: 243-0016

DESCRIPTION OF WORK AND INTENDED USE: Carport

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOOD PLAIN: YES NO

SETBACKS: F 50' S 5' R 25' *

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 60'

CENSUS TRACT NUMBER: 4

MAXIMUM HEIGHT: 32'

SPECIAL CONDITIONS: ACCESSORY

PARKING SPACES REQUIRED: n/a

SETBACKS: 3' SIDE/10'

LANDSCAPING/SCREENING: n/a

REAR

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.

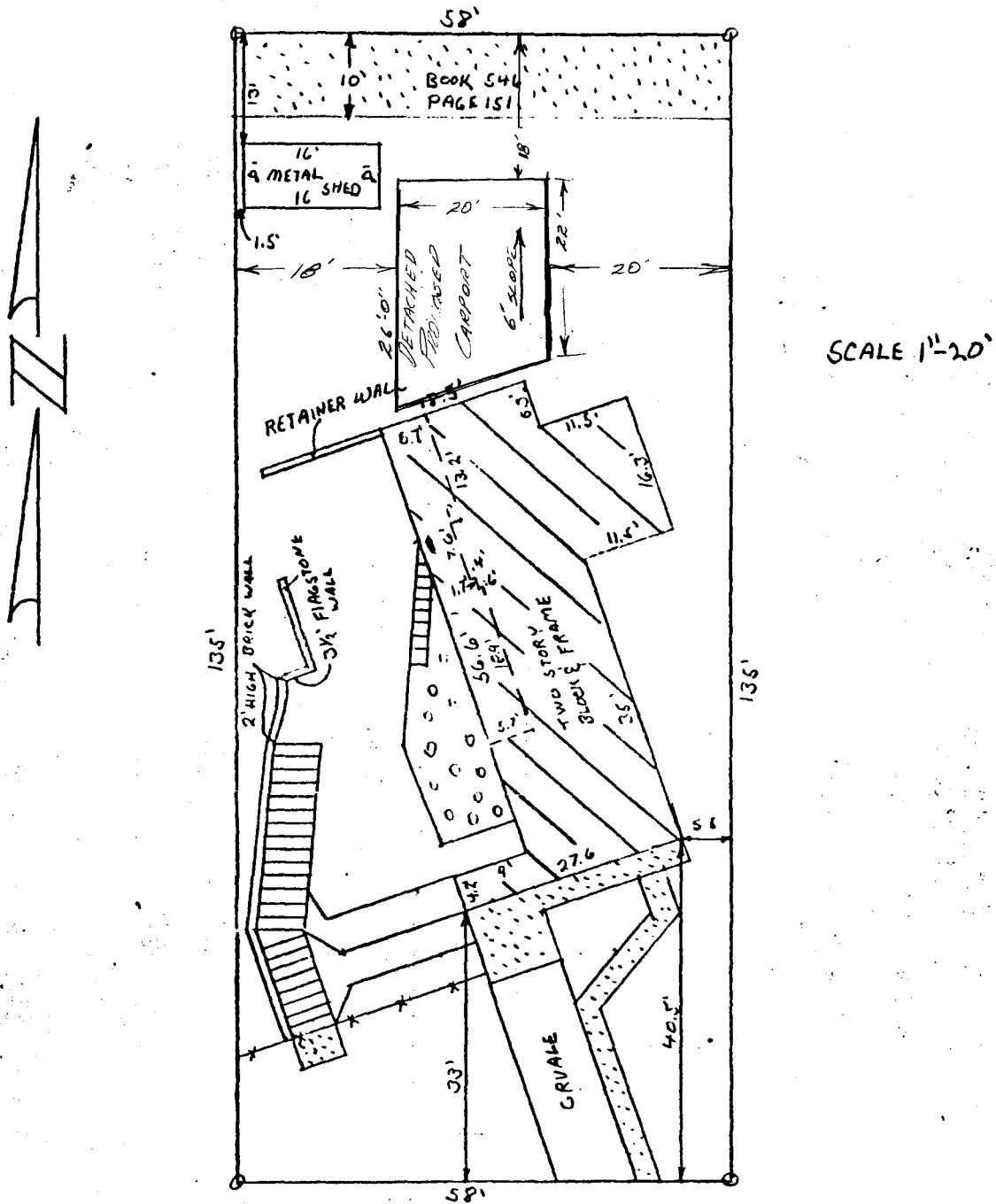
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Richard E. Hertman
SIGNATURE

DATE APPROVED: 8-10-84

APPROVED BY: [Signature]

PLAT OF A SURVEY OF 580 ORCHARD AVENUE
 CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



THIS IS TO CERTIFY THAT ON THE 20TH DAY OF OCTOBER 1976, I MADE A SURVEY OF 580 ORCHARD AVENUE, (LOT 10, BLOCK 7, BOOKCLIFF PARK SUBDIVISION, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO), AND FOUND THE TWO STORY BRICK AND FRAME HOUSE WITH VARIOUS OTHER IMPROVEMENTS TO BE LOCATED ENTIRELY WITHIN THE BOUNDARIES 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 ON THE PROPERTY ARE ACCURATELY SHOWN.

William G. Ryden
 WILLIAM G. RYDEN LS 9331

COLORADO WEST SURVEYING COMPANY
 427 NORTH 8TH
 GRAND JUNCTION, COLORADO 81501

