

DATE SUBMITTED: 10/16/85

PERMIT # 24248

FEE 50

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2348 Hall

SQ. FT. OF BLDG: _____

SUBDIVISION: Regent Sub.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 6

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-124-02-018

PROPERTY OWNER: BRAD HUMPHREY

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2348 HALL AVE

PHONE: 842-6684

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Add Family Room

FOR OFFICE USE ONLY

ZONE: RSFS

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5/5 R 15

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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: 10/16/85

APPROVED BY: [Signature]

Brad Humphrey
SIGNATURE

5¹
Min -

2348 Hall Ave
garage

in

SIDEWALK

22 x 22

22 x 22 concrete pad

78' slider

Black - existing
red - prepared

Hall Ave