

DATE SUBMITTED: 9-4-85

PERMIT # 24599

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 415 WALNUT

SQ. FT. OF BLDG: 6' x 14'

SUBDIVISION: Bookcliff Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # 31 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

294511208001

1

PROPERTY OWNER: Harvy Richardson

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 415 WALNUT

Home

PHONE: 241-9050

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

DESCRIPTION OF WORK AND INTENDED USE: _____

Addition To Kitchen

FOR OFFICE USE ONLY

ZONE: RSF 5

FLOODPLAIN: YES _____ NO

SETBACKS: F 50' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Considering

backyard to East

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.

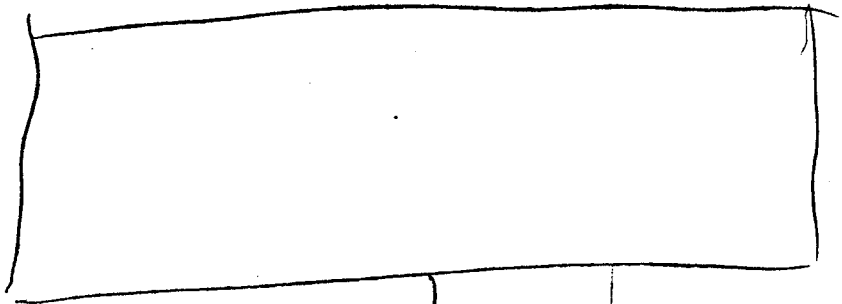
DATE APPROVED: 9-4-85

APPROVED BY: Linda Weber (KPECM)

[Signature]
SIGNATURE

Walnut Ave

N. 44th St



Side yard

S. Property Line

R