

DATE SUBMITTED:

6/11/86

PERMIT #

25570

FEE

5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2419 Hawthorn Ave. SQ. FT. OF BLDG: _____

SUBDIVISION: Spring Valley SQ. FT. OF LOT: _____

FILING # _____ BLK # 10 LOT # 17 NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-014-21-017
PROPERTY OWNER: ERNEST L. McKEEVER

ADDRESS: 2419 HAWTHORNE AVE USE OF ALL EXISTING BUILDINGS: _____

PHONE: 245-8674 Res.

DESCRIPTION OF WORK AND INTENDED USE: Addition 8x13
SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF 5 FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20 S 5/5 R 25 GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____ CENSUS TRACT #: _____

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: _____

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: 6/11/86

APPROVED BY: [Signature]

Ernest L. McKeever
SIGNATURE

DESCRIPTION OF PROPERTY
 Lot 17 in Block 13, of
 PHEASANT RUN, Spring Valley Filing No. 5,
 MESA COUNTY, COLORADO.
 ADDRESS 2419 HAWTHORNE AVE

SOUTH

EXISTING
 Family Room

EXISTING
 FIRE
 PLACE

1/2" x 8" S.W. G. Bolts
 IN CONG. Footing

NEW
 Addition
 EXTENSION

10'

Lot Line

NOTE: DARKEN AREA
 REPRESENTS Mud sill

EXISTING
 GARAGE AREA

FOUNDATION PLAT
 SLOPE 1/4" = 12.0"

NEW ADDITION (will BE SHED
 FOR STORING TOOLS AND GARDENING
 EQUIPMENT ONLY - NOT TO BE USED
 FOR ANY OTHER PURPOSE.

