

DATE SUBMITTED: 7-3-86
6-1-86

PERMIT # 25722
FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

(includes garage)

BLDG ADDRESS: 510 Walnut

SQ. FT. OF BLDG: 3298+-

SUBDIVISION: Berkshiff Park

SQ. FT. OF LOT: 75' x 125'

FILING # BLK # 5 LOT # 20

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-03-020

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Spaen

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: 510 Walnut

PHONE: 243-1339

DESCRIPTION OF WORK AND INTENDED USE:
Addition To Existing Family Rm.
& Bathrm area.

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

FOR OFFICE USE ONLY

ZONE: R SF 5

FLOODPLAIN: YES NO X

SETBACKS: F 20 S 5/5 R 25

GEOLOGIC HAZARD: YES NO X

MAXIMUM HEIGHT:

CENSUS TRACT #: 4

PARKING SPACES REQ'D:

TRAFFIC ZONE: 2.5

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.

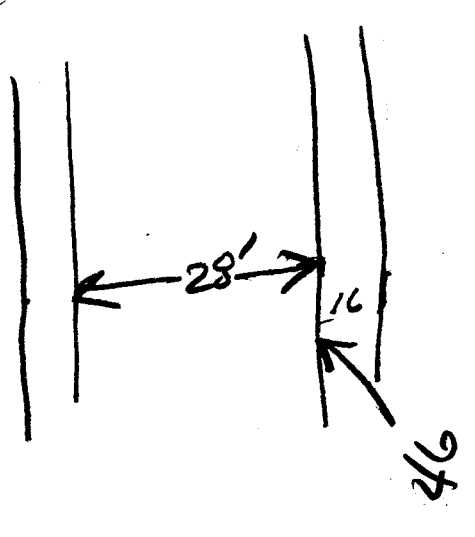
DATE APPROVED: 7/3/86

APPROVED BY: Don

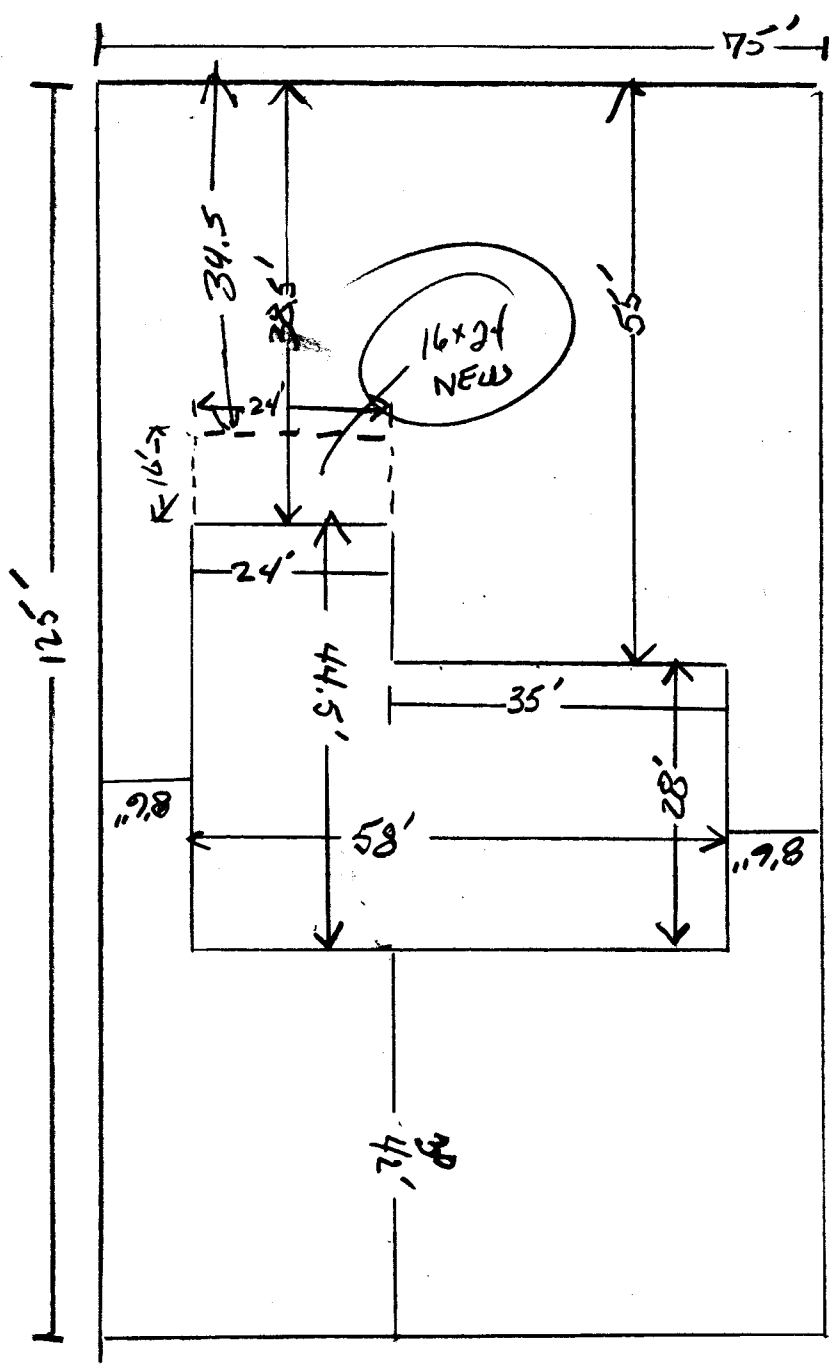
[Signature]
SIGNATURE



90
13/44
38.5
16
22.5



2 32/60
16/28



510 WALNUT AVE.