

DATE SUBMITTED: 12/30/87

PERMIT # 028938

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 530 Hall

SQ. FT. OF BLDG: 1,000

SUBDIVISION: High School Addition

SQ. FT. OF LOT: _____

FILING # _____ BLK # 2 LOT # 15

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-113-10.015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: David Berry

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 530 Hall Ave

home & garage

PHONE: 2450661

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:
garage add. - bedroom, studio & bath

FOR OFFICE USE ONLY

ZONE: R5F-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F near yard S 3 R 10

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: may not add kitchen facilities

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 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.

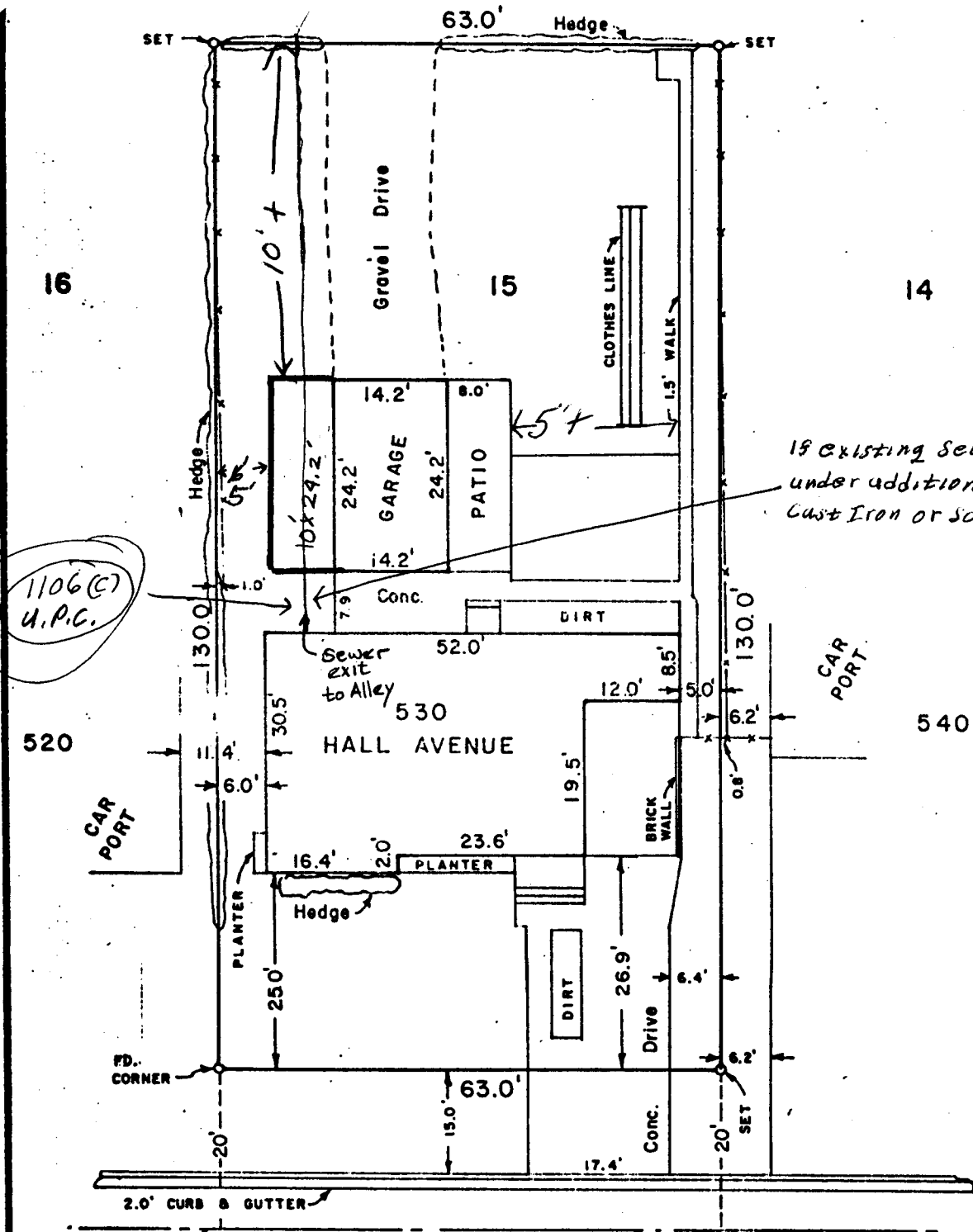
DATE APPROVED: 12/30/87

APPROVED BY: Kathy Postma

David Berry
SIGNATURE

20.0' ALLEY

63.0'



19 Existing Sewer Pipe Passes under addition it must be of Cast Iron or Schedule 40 P.V.C.

1106 (C)
U.P.C.



This is to certify that on this 24th day of Nov., 1978 I supervised a survey of Lot 15, Block 2, High School Addition, City of Grand Junction County of Mesa, State of Colorado, and found the house and other improvements (except as shown) to be located entirely within the boundary lines 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 by or on the premises are accurately shown.

David L. Best
Registered Land Surveyor

SCALE: 1" = 20'

WESTERN ENGINEERS INC.
IMPROVEMENT PLAT
LOT 15
BLOCK 2
HIGH SCHOOL ADDITION
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYED J.S.
DRAWN O.L.A.
GRAND JCT. COLO. 11/24/78