

DATE SUBMITTED: 4/29/88

PERMIT # 30116

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1425 Hall

SQ. FT. OF BLDG: 798

SUBDIVISION: Eastholme in Grandview

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 2 LOT # 2

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-123-05-004

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Byron Dale Wallace

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1425 Hall Avenue

House & Garage

PHONE: 242-9358

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.

14x24 Sw. m. in ground pool  
21x38 Block Bldg

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### FOR OFFICE USE ONLY

ZONE: RSF-d

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20' L S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 4/29/88

APPROVED BY: Linda

Byron D. Wallace  
SIGNATURE

HOUSE

N

SLIDING GLASS DOOR

7' 7" (2 ft)

STEP

5'

FENCE 6'

HAND RAIL

5' 6"

14' 6" HI SPLIT W CEDAR

GARAGE

3' 6" DEEP

CONCRETE BLOCK

38'

TAPER

6'

DEEP

TAPER.

TAPER

TAPER

4'

3'

5'

FENCE

CONCRETE BLOCK

20'

SLIDING GLASS DOORS. FENCE

15'

15'

SPLIT CEDAR 6' HI