

DATE SUBMITTED: 10/3/88

PERMIT # 31428

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2812 Hall Ave
(3818 Hall Ave.)

SQ. FT. OF BLDG: Patio 10' x 20'
Garage 12' x 24'

SUBDIVISION: Virginia Village

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2943 073 11007

PROPERTY OWNER: Harold Fiegel

1

ADDRESS: 2812 Hall Ave

USE OF ALL EXISTING BUILDINGS: _____

PHONE: 242-8452

Residential

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.

Close Existing Garage to Cover. Please Add To Existing Patio.

FOR OFFICE USE ONLY

ZONE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 S 5 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: see approved site plan dated 10/3/88

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: 10/3/88

APPROVED BY: Kathy Portman

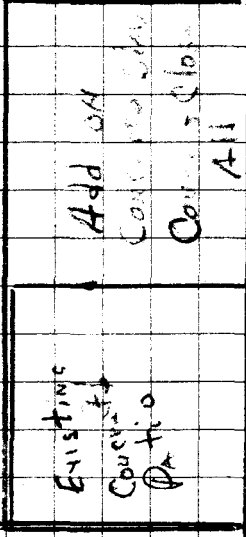
[Signature]
SIGNATURE

Ditch

← 8' 0" Appx. →

Close Existing Carport For Garage

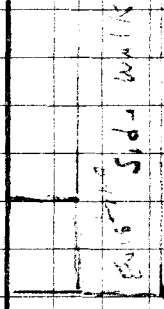
Add To Patio Cover a Closer
with Windows



EXISTING HOUSE

EXISTING
CONCRETE

Site plan approved
10/31/88
Harry Perdue



EXISTING
DRAINAGE

2812 HALL AVE.