

- DATE SUBMITTED: 9-16-88

PERMIT # 31315

FEE 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2015 Hawthorne

SQ. FT. OF BLDG: about 400 sq. ft. Addition (counting upper story)

SUBDIVISION: Spring Valley

SQ. FT. OF LOT: about 1/4 acre

FILING # 4 BLK # 8 LOT # 29

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-014-14-029

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Judith C. West

USE OF ALL EXISTING BUILDINGS:
home

ADDRESS: 2015 Hawthorne

PHONE: 242-7475

DESCRIPTION OF WORK AND INTENDED USE:
additional room and addition to breakfast (2 story) (one story) nook

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 45' S 5' R 25'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Must meet requirements of Home Owner Assoc

and any other requirement - soil report, engineered design, etc

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: 9-16-88

APPROVED BY: Lynda Westzel

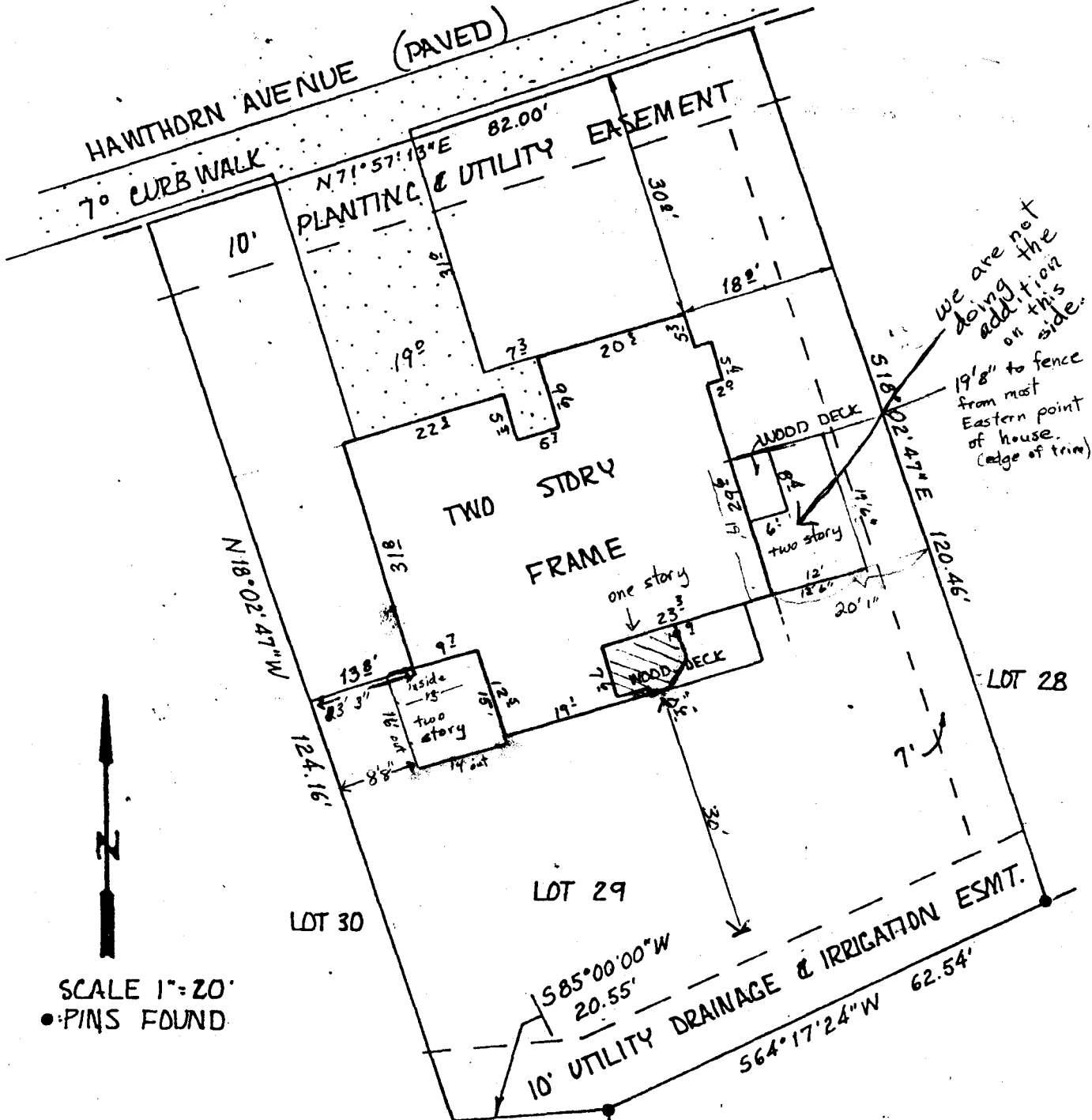
Judith C. West
SIGNATURE

Dave + Judy West 2015 Hawthorne 242-7475

for City Hall 5th Road

IMPROVEMENT LOCATION CERTIFICATE

2015 HAWTHORN AVE.



We are not doing the addition on this side. 19' 8\"



SCALE 1"=20'
• PINS FOUND

LEGAL DESCRIPTION
LOT 29, BLOCK 8, SPRING VALLEY SUB. FILING No. 4, MESA COUNTY, COLO.

By *M.F.*

SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown.