

DATE SUBMITTED: 9/9/88

PERMIT # 31422

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1285 Walnut

SQ. FT. OF BLDG: Appx 17X10

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-122-00-090

2

PROPERTY OWNER: Jim Layman

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1285 Walnut St

Residential

PHONE: 245-5816

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:

extend & re-roof house & add open-sided porch

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 5' R 15'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: n/a

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.)

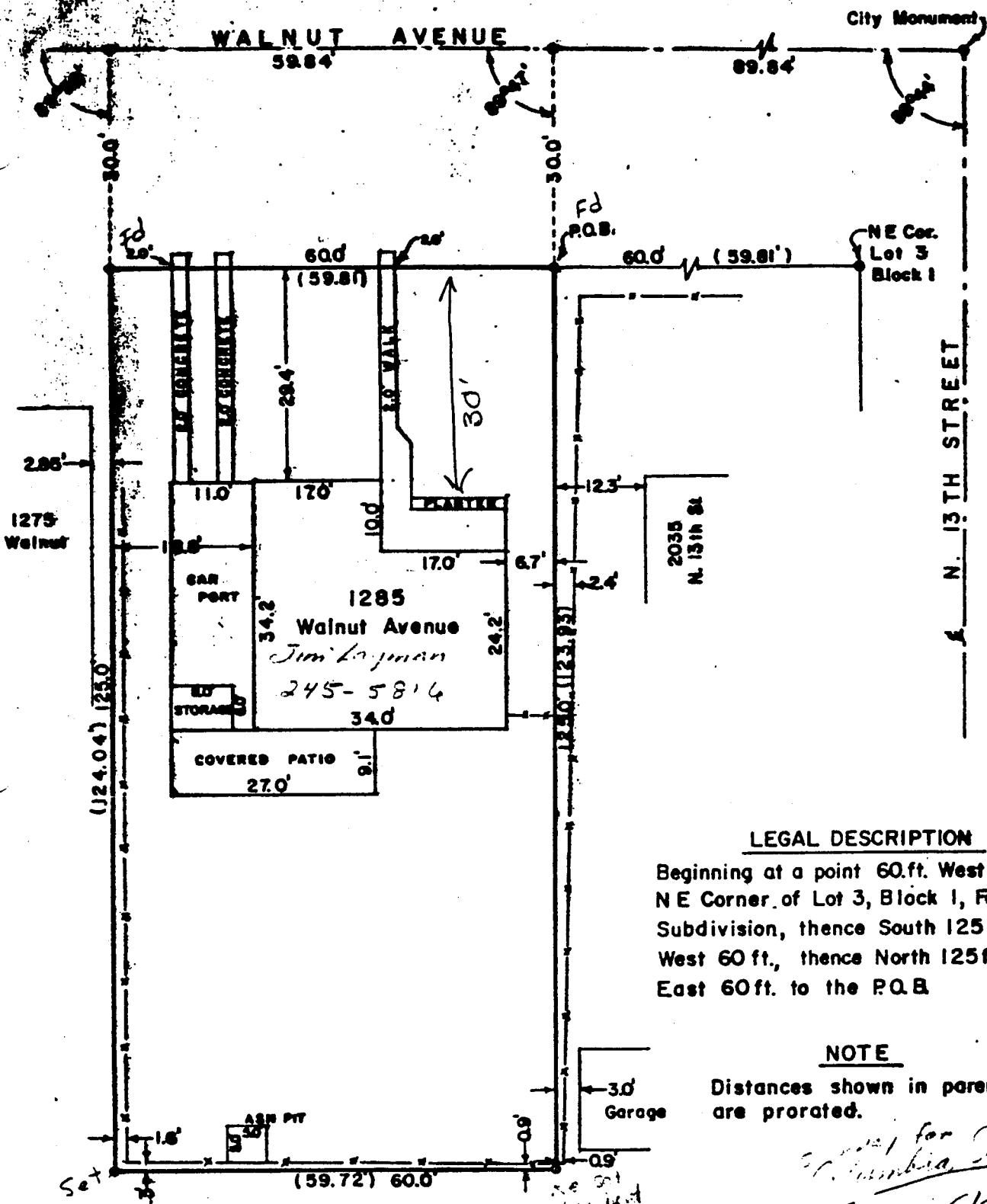
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 9/9/88

APPROVED BY: [Signature]

[Signature]
SIGNATURE



LEGAL DESCRIPTION

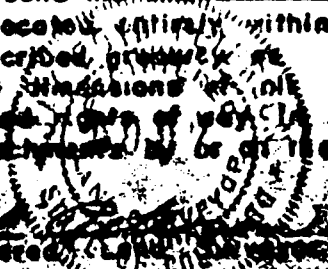
Beginning at a point 60.0 ft. West of the NE Corner of Lot 3, Block 1, Fairmount Subdivision, thence South 125 ft. thence West 60 ft., thence North 125 ft., thence East 60 ft. to the P.O.B.

NOTE

Distances shown in parenthesis are prorated.

*Special for Savings
Columbia Savings
Harold & Gladys Wilson
Previous owner*

This is to certify that on this 3rd day of Febr, 1966, I supervised a survey of (See Legal Description), City of Grand Junction, County of Mesa, State of Colorado, and found the house and other improvements 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, evidence or known to me, and encroachments by or on the premises are accurately shown.



WESTERN ENGINEERS INC.
IMPROVEMENT PLAT
1285 WALNUT AVENUE
FAIRMOUNT SUBDIVISION
GRAND JUNCTION, COLORADO

SURVEYED BY J. D. Wilson
DRAWN BY J. D. Wilson
GRAND JUNCTION, COLORADO