

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 2403 ORCHARD AVE
SUBDIVISION: REGENT
FILING # 1 BLK # 1 LOT # 11
TAX SCHEDULE NUMBER:
2945-124-02-006
PROPERTY OWNER: L. MOORE & M. LEWIS
ADDRESS: 2403 ORCHARD
PHONE: 241-9083

SQ FT OF BLDG: 390
SQ FT OF LOT: 13,020
NUMBER OF FAMILY UNITS: 1 (2)
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION
3
USE OF ALL EXISTING BUILDINGS:
RES. & GARAGES

DESCRIPTION OF WORK AND INTENDED USE:
ADD MOTHER-IN-LAWS APARTMENT

FOR OFFICE USE ONLY

ZONE: RSF 8 min prop
SETBACKS: FSO 20' S 5' R 15'
RIGHT OF WAY: 40'
MAXIMUM HEIGHT: 32'
PARKING SPACES REQUIRED: per plan
LANDSCAPING/SCREENING: per plan

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 6
SPECIAL CONDITIONS: will be applying for special use for a res. sub unit.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

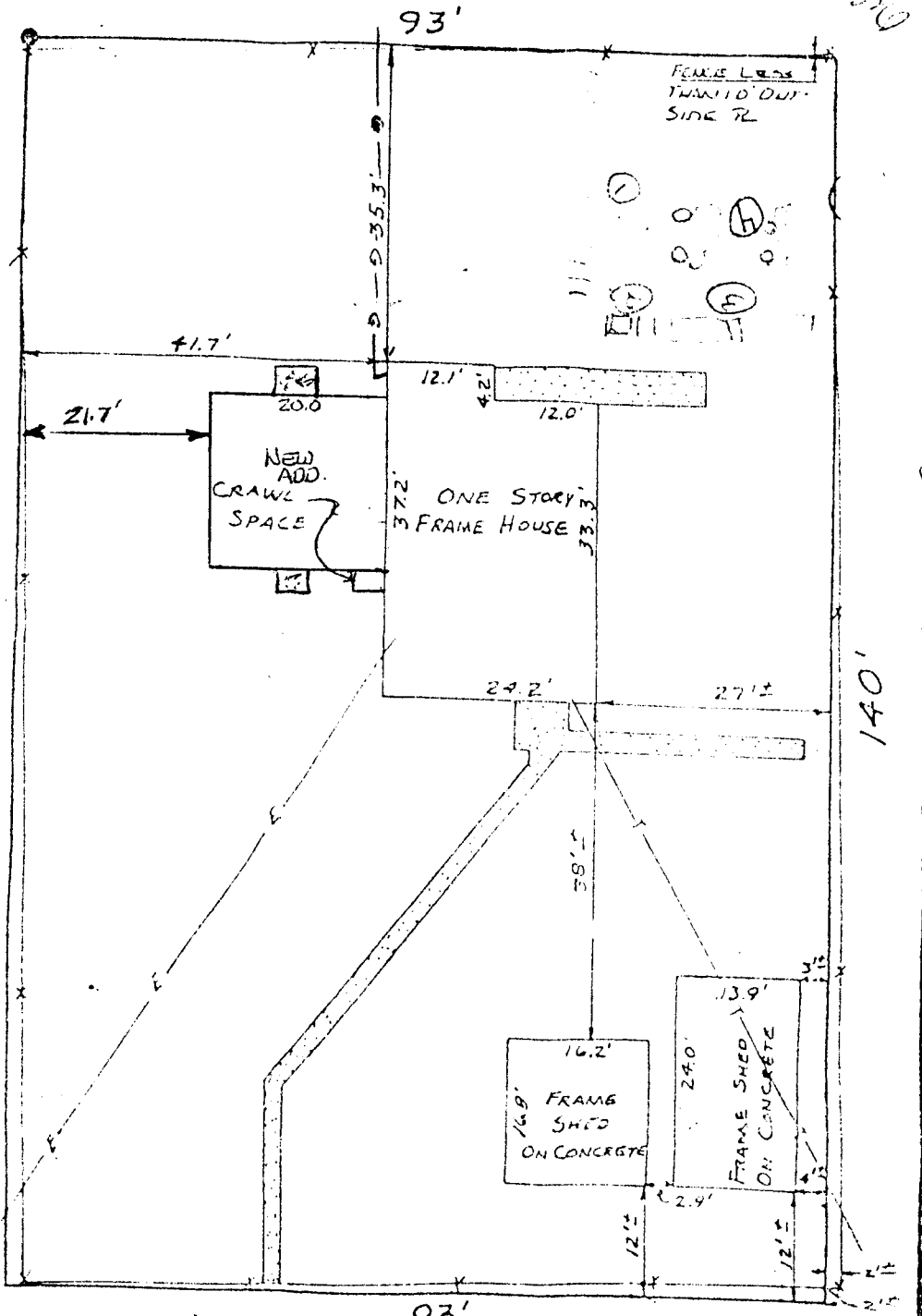
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature]
SIGNATURE

DATE APPROVED: 8-5-83
APPROVED BY: [Signature]

ORCHARD AVENUE (60')

7000



ALLEY (20')

IMPROVEMENT LOCATION CERTIFICATE

MRS. L. MOORE
2403 ORCHARD AVE
GRAND JUNCTION, CO.

ZONE RSF-8

GRIEDEL CONST. CO