

DATE SUBMITTED: 3/10/80

PERMIT # 25135

FEE _____

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 212 ORCHARD AVE

SQ. FT. OF BLDG: 330

SUBDIVISION: _____

SQ. FT. OF LOT: 22800

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-112-00-033

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: ROY C HANSEN

USE OF ALL EXISTING BUILDINGS:
Residence

ADDRESS: 212 ORCHARD AVE

PHONE: 245-9049

DESCRIPTION OF WORK AND INTENDED USE:
HOME Addition

SUBMITTALS REQ'D: TWO (2) PLOT
PLANS SHOWING PARKING, LAND-
SCAPING, SETBACKS TO ALL PROPERTY
LINES, AND ALL STREETS WHICH ABUT
THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: F 50' S 5' R 25'

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: _____

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.

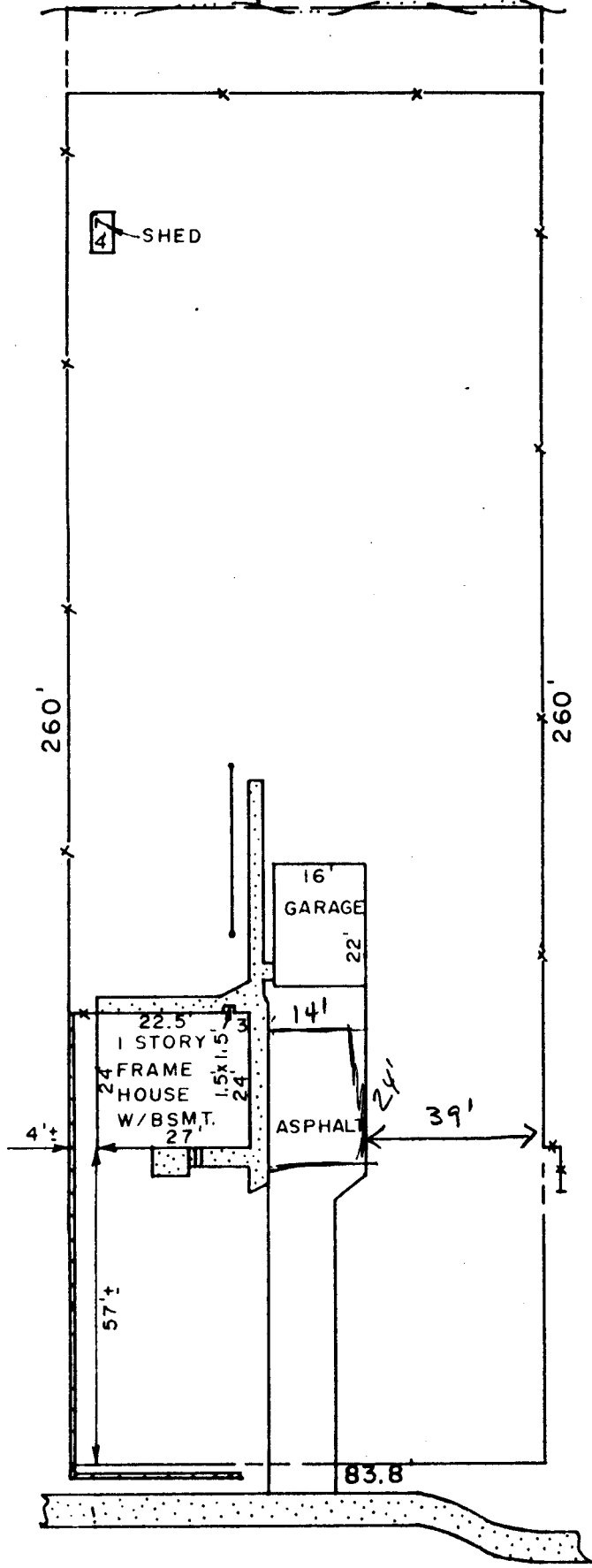
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3/16/80

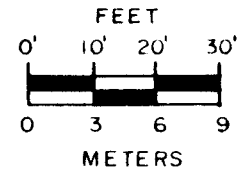
APPROVED BY: Linda Wetzel

Roy C Hansen
SIGNATURE

DRAINAGE DITCH 83.8'



N



GJ04269

212 ORCHARD AVE.

ORCHARD AVE.

SEE EXHIBIT A

SHT. 1 OF 2

JOB NO. 86036