

DATE SUBMITTED: August 31<sup>st</sup>

PERMIT # 28536

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 210 Orchard Ave

SQ. FT. OF BLDG: 24' x 24'

SUBDIVISION: None

SQ. FT. OF LOT: .288 acres

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: one

TAX SCHEDULE NUMBER:  
2945-112-00-047

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
Two

PROPERTY OWNER: B. Alan Bauer

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 210 Orchard Ave

House and storage shed

PHONE: 242-7028

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:

Garage - Detached

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### FOR OFFICE USE ONLY

ZONE: RSE-5

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 20' S 3' R 10'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 4

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

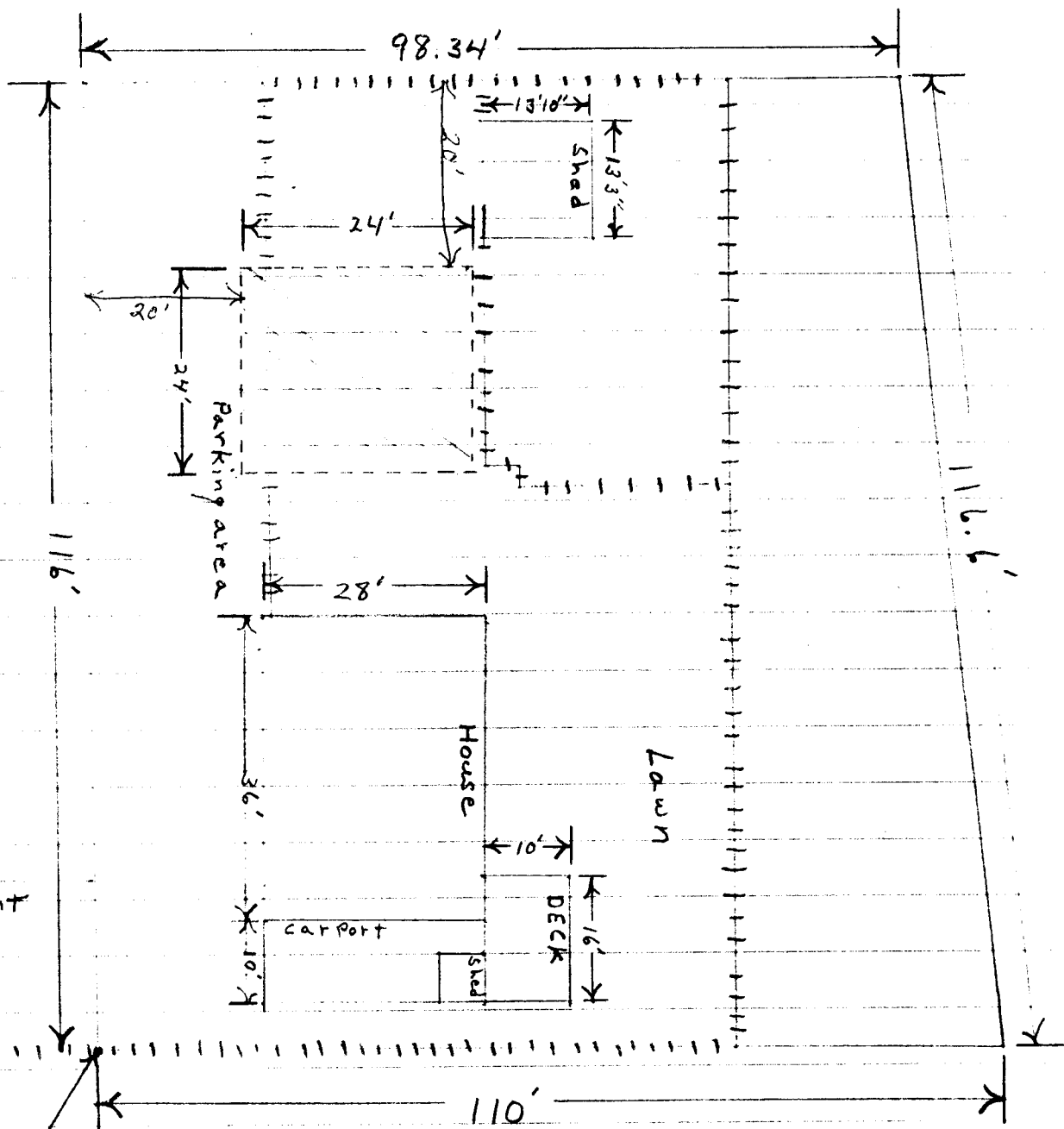
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 8-31-87

APPROVED BY: [Signature]

B. A. Bauer  
SIGNATURE



Driveway easement  
150' to Orchard Ave.

596 East  
180 North  
ute Meridian

- 1" = 20'
- +++++ = Fence
- = Property Lines and Structure Lines
- = Proposed Structure