

DATE SUBMITTED: MARCH 2, 1987

PERMIT # 27140

FEE \$5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2842 ORCHARD AVE

SQ. FT. OF BLDG: 625

SUBDIVISION: _____

SQ. FT. OF LOT: 11200

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2943-07200-0222

two

PROPERTY OWNER: MARY L. Boothe

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2842 ORCHARD AVE

LIVING AND STORAGE

PHONE: 245-1607

DESCRIPTION OF WORK AND INTENDED USE:

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

GARAGE AND STORAGE

FOR OFFICE USE ONLY

ZONE: RMF-16

FLOODPLAIN: YES _____ NO

SETBACKS: F 20' S 31' R 10'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 6

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: OLD STORAGE
will be torn down

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: 3/2/87

Mary L. Boothe
SIGNATURE

APPROVED BY: Ande

ORCHARD AVE.

2842 ORCHARD AVE.

House

35.5'

Y 25'

15'

FACE LINE

64'