

DATE SUBMITTED: 7-16-87

PERMIT # 28177

FEE ~~#50~~ 50

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2875 Orchard Ave. SQ. FT. OF BLDG: 2208

SUBDIVISION: Holmes Sub. SQ. FT. OF LOT: 7744

FILING # \_\_\_\_\_ BLK # 3 LOT # 1 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_ NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2943-074-24-001 (2) Storage Shed & House

PROPERTY OWNER: Iris & Arnie Tuxhorn USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2875 Orchard Ave. Storage - Home

PHONE: 248-856

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.

enclose carport to become a garage, erect roof over existing concrete patio

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### FOR OFFICE USE ONLY

ZONE: RSF-8

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

SETBACKS: F 20' S 5' R 15'

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

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 30

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

SPECIAL CONDITIONS: Posts for roof will be 5' back from property line

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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 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.

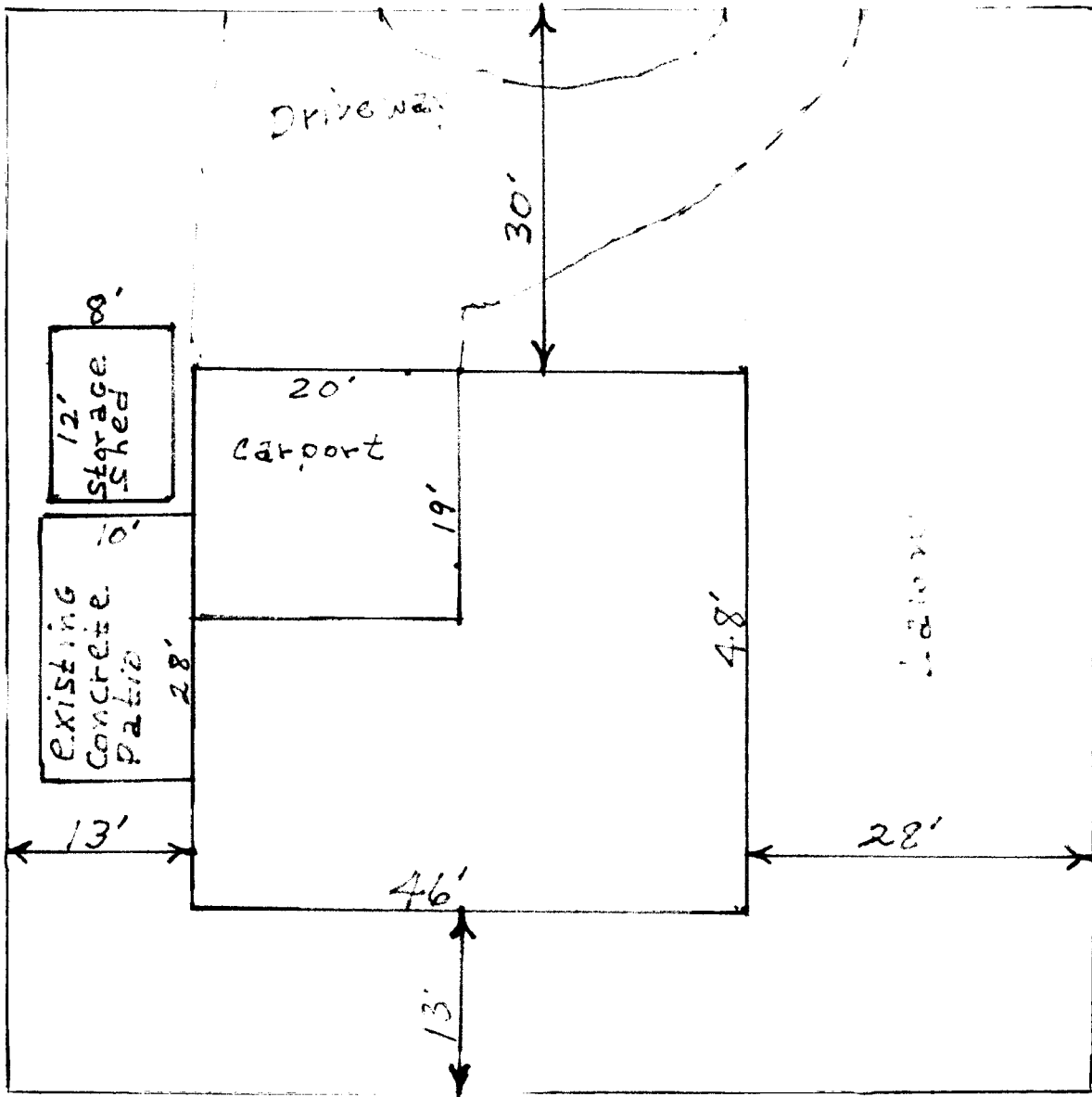
DATE APPROVED: 7-16-87

APPROVED BY: [Signature]

Harold R. Tuxhorn  
SIGNATURE



Orchard Ave.



28 3/4 road

L1 Holmes Subdivision  
2875 Orchard Ave.