

DATE SUBMITTED: 11-25-88

PERMIT # 31881

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1546 ORCHARD

SQ. FT. OF BLDG: 24 X 37

SUBDIVISION: WEAVER

SQ. FT. OF LOT: 112' X 130'

FILING # ~~2945~~ BLK # 1 LOT # 4

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-122-06-016

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: Alex Thompson / Mike Kelly

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1546 ORCHARD

~~#10~~ Residential / Accessory

PHONE: 241-0488

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

FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES NO

SETBACKS: F S 5' R 15'

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: NONE

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: 11/25/88

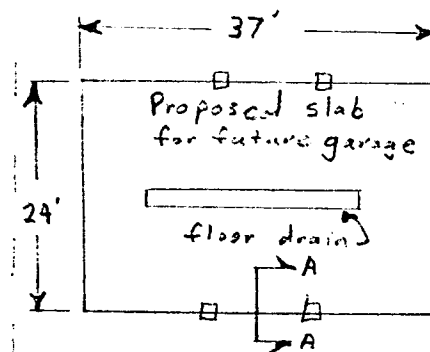
APPROVED BY: Karl A. Metzger

Mike Kelly
SIGNATURE

ACCEPTED 11/25/88 *HOM*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10'
 utility Easement

PL

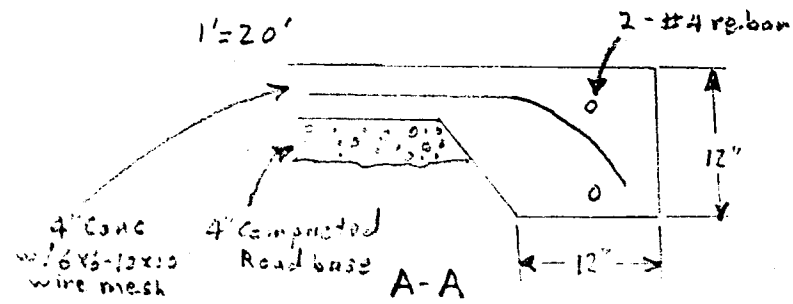
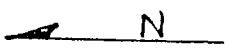


15'

PL

PL

Orchard Ave



1546 Orchard Ave
 Nelson Engineering
 + Const