

DATE SUBMITTED: 10/25/88

PERMIT # 31616

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2875 Orchard Ave.

SQ. FT. OF BLDG: 28'x18' Shop
22'x18' Patis

SUBDIVISION: Holmes Sub

SQ. FT. OF LOT: 101' x 90'

FILING # _____ BLK # _____ LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2943-074-24-001

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:
3

PROPERTY OWNER: Harold & Iris Tuxhorn

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2875 Orchard Ave. G.J.

House, garage, sheds

PHONE: 245-8561

DESCRIPTION OF WORK AND INTENDED USE:
attached shop + covered patio, Slope for
flat part of existing house and new shingles
on roof

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

NE: R5F-8

FLOODPLAIN: YES _____ NO X

SETBACKS: F 20 S 5 R 15

GEOLOGIC
HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 30'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 4/4

TRAFFIC ZONE: 3C

LANDSCAPING/SCREENING: 4/4

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.

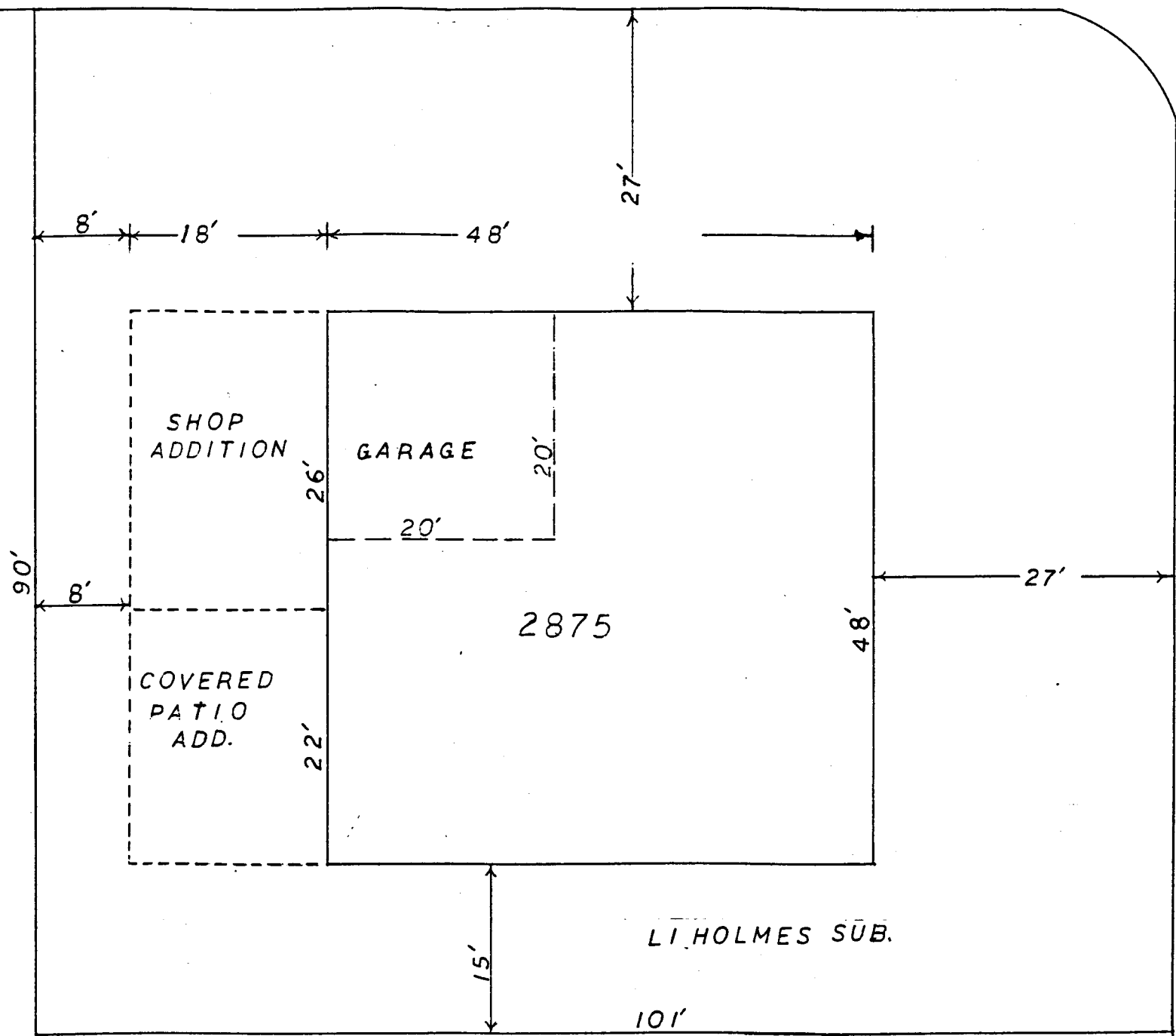
DATE APPROVED: 10/25/88

Harold Tuxhorn
SIGNATURE

APPROVED BY: Kathy Pedersen



ORCHARD AVE.



*The plan accepted
 10/25/88
 Kithia Portner*