

DATE SUBMITTED: 5-21-90

PERMIT # 36021

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1615 Orchard Ave SQ. FT. OF BLDG: 16' x 37'

SUBDIVISION: North Sunnyvale Acres Subd. SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 6 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-123-01-007 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE

PROPERTY OWNER: Kim + Juan Ambriz USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 1615 Orchard Ave. Residential

PHONE: 241-9547

DESCRIPTION OF WORK AND INTENDED USE: add on. SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: RSF-8 FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 5' R 15' GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32' CENSUS TRACT #: 6

PARKING SPACES REQ'D: / TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: / SPECIAL CONDITIONS: _____

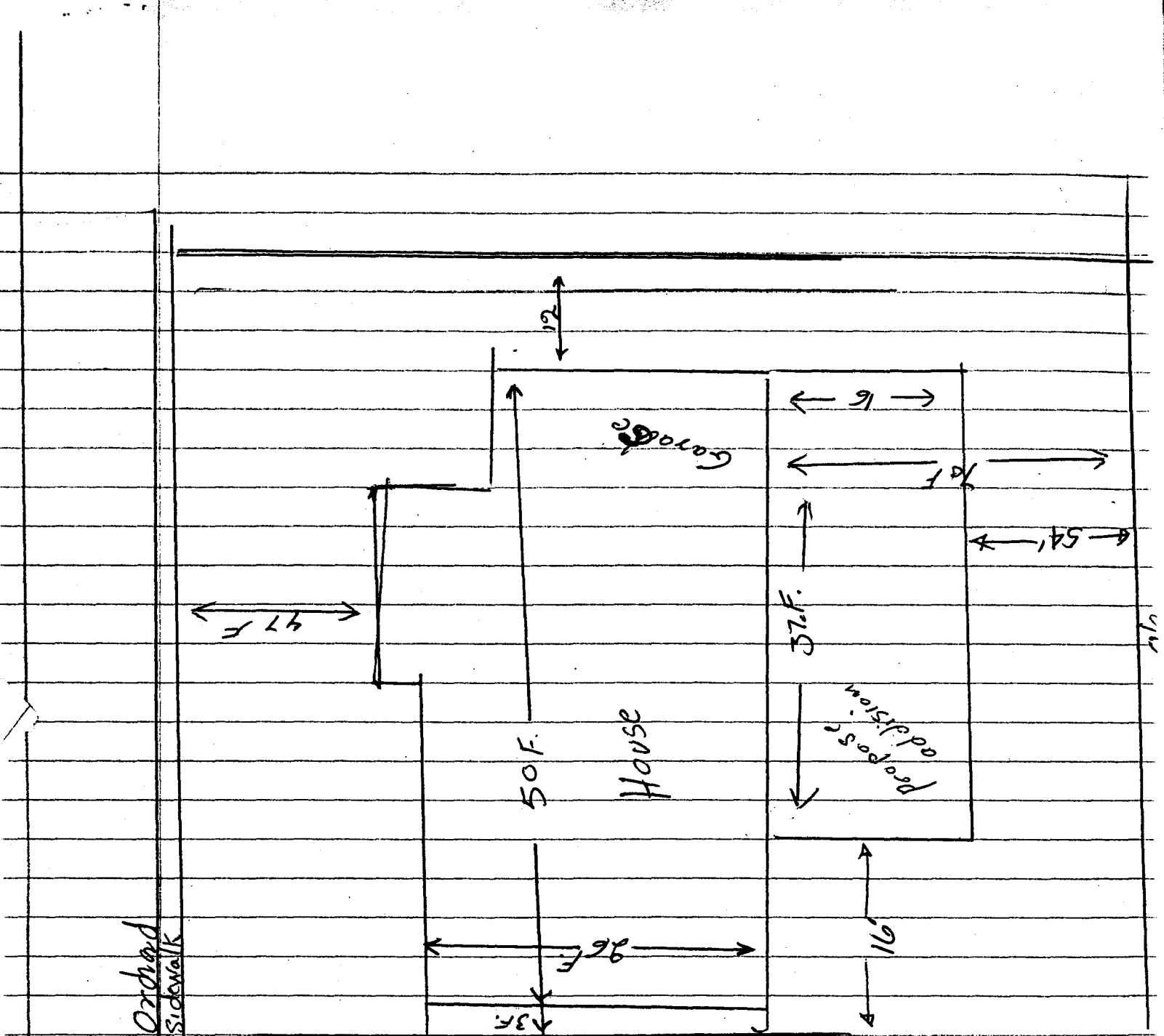
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE 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: 5-21-90
APPROVED BY: [Signature]

[Signature]
SIGNATURE



ACCEPTED 5-21-90 *[Signature]*
 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.