

DATE SUBMITTED: 4-2-90

PERMIT # 35514

FEE \$500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2638 Orchard Ave.

SQ. FT. OF BLDG: 24 X 24

SUBDIVISION: MELROSE Est.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 21

NUMBER OF FAMILY UNITS: ONE

TAX SCHEDULE NUMBER:
2945-121-10-036

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE.

PROPERTY OWNER: LESTER LEWIS

USE OF ALL EXISTING BUILDINGS:
Single Family Res.

ADDRESS: 2638 ORCHARD AVE.

PHONE: 242-4882

DESCRIPTION OF WORK AND INTENDED USE:
Build Garage.

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: R.S.F-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: 28

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.

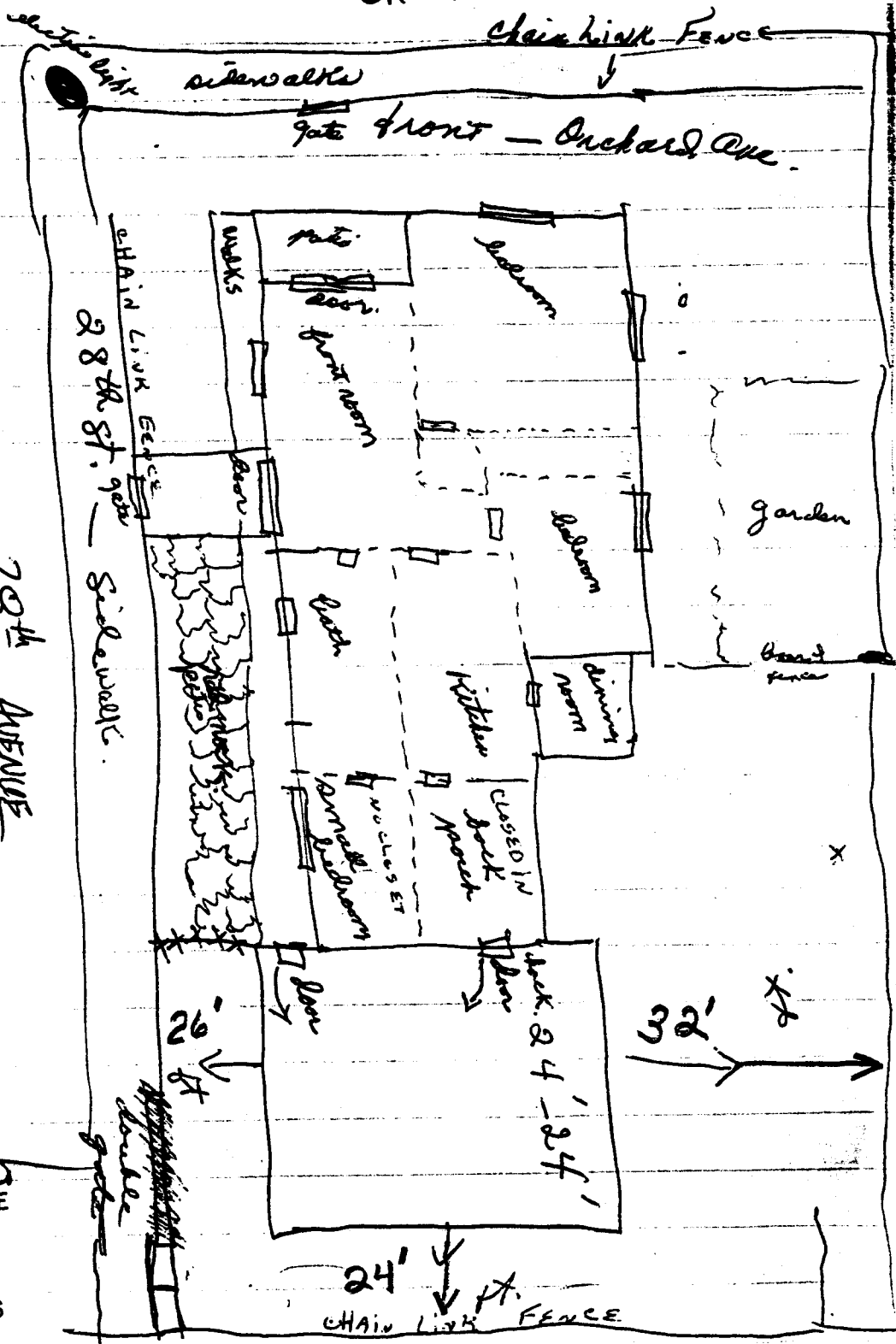
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4-2-90
APPROVED BY: [Signature]

[Signature]
SIGNATURE

classified as 2 bedroom because backroom has no closet,

ORCHARD 414.



ACCEPTED 4-2-10 [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.