

DATE SUBMITTED: Oct. 22, 1991

PERMIT NO. 40220

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 210 Orchard ave.

SQ. FT. OF BLDG: 12' X 39'10"

SUBDIVISION: _____

SQ. FT. OF LOT: 100' X 111'

FILING NO. _____ BLK NO. _____ LOT NO. _____

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-112-00-047

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER: Bruce Alan Bower

USE OF EXISTING BUILDINGS:
Single Family residence, Garage, Storage shed

ADDRESS: 210 Orchard ave.

DESCRIPTION OF WORK AND INTENDED USE:
12' X 39'10" addition, single family residence

TELEPHONE: (303) 242-7028

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ONE RSF-5

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 25'

CENSUS TRACT: 4 TRAFFIC ZONE: 25

MAXIMUM HEIGHT 32'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

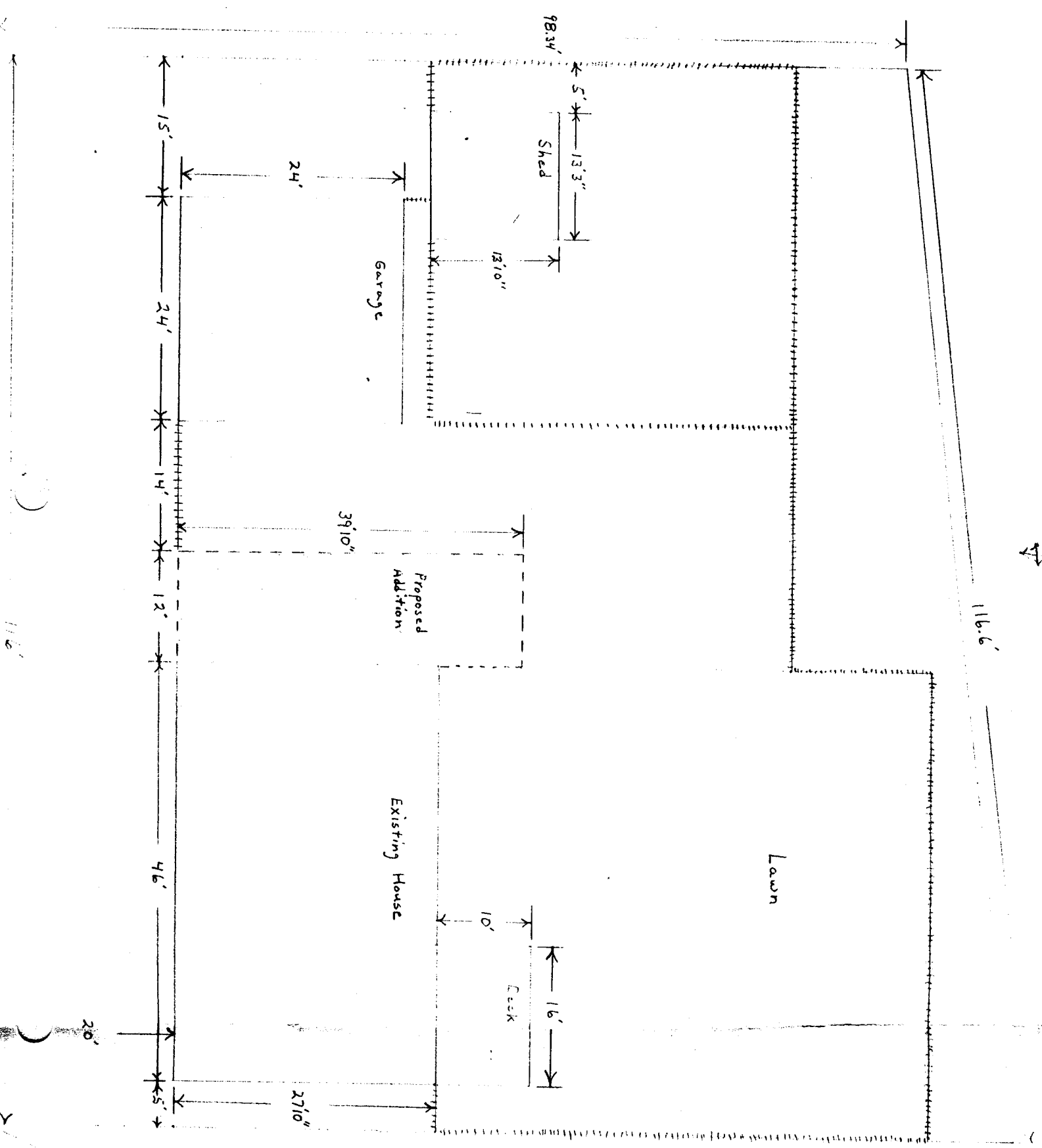
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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.

[Signature]
Department Approval
10/22/91
Date Approved

A. A. Bower
Applicant Signature
Oct. 22, 1991
Date



++++++ = Fence
 _____ = Property Structure
 - - - - = Proposed addition
 N
 10'
 96'
 Property has this additional land located along South boundary line. Scale 1"=30'
 This land has an ingress and egress Right of way for neighbor
 W
 150'

← orchard area

ACCEPTED CAA 10/22/91
 ANY OTHER INTERESTS BE
 FOR THE RECORD
 LOCATED IN
 AND PROCEEDINGS

S96' East and 180' North e-
 1/4 corner of Section 11
 Township 15 South
 Range 1 west of the
 1st Meridian