

DATE SUBMITTED: April 17, 1991

PERMIT # 38453
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 546 ORCHARD

SQ. FT. OF BLDG: 566

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # 7 LOT # 13

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-12-06-013

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
2

PROPERTY OWNER: MICHAEL SCHMIDT

USE OF ALL EXISTING BUILDINGS:
Residential

ADDRESS: 546 ORCHARD AVE

PHONE: 245-3754

DESCRIPTION OF WORK AND INTENDED USE:
GARAGE & ENTRY TO

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-5

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 20' S 3' R 10'

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 3A

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.)

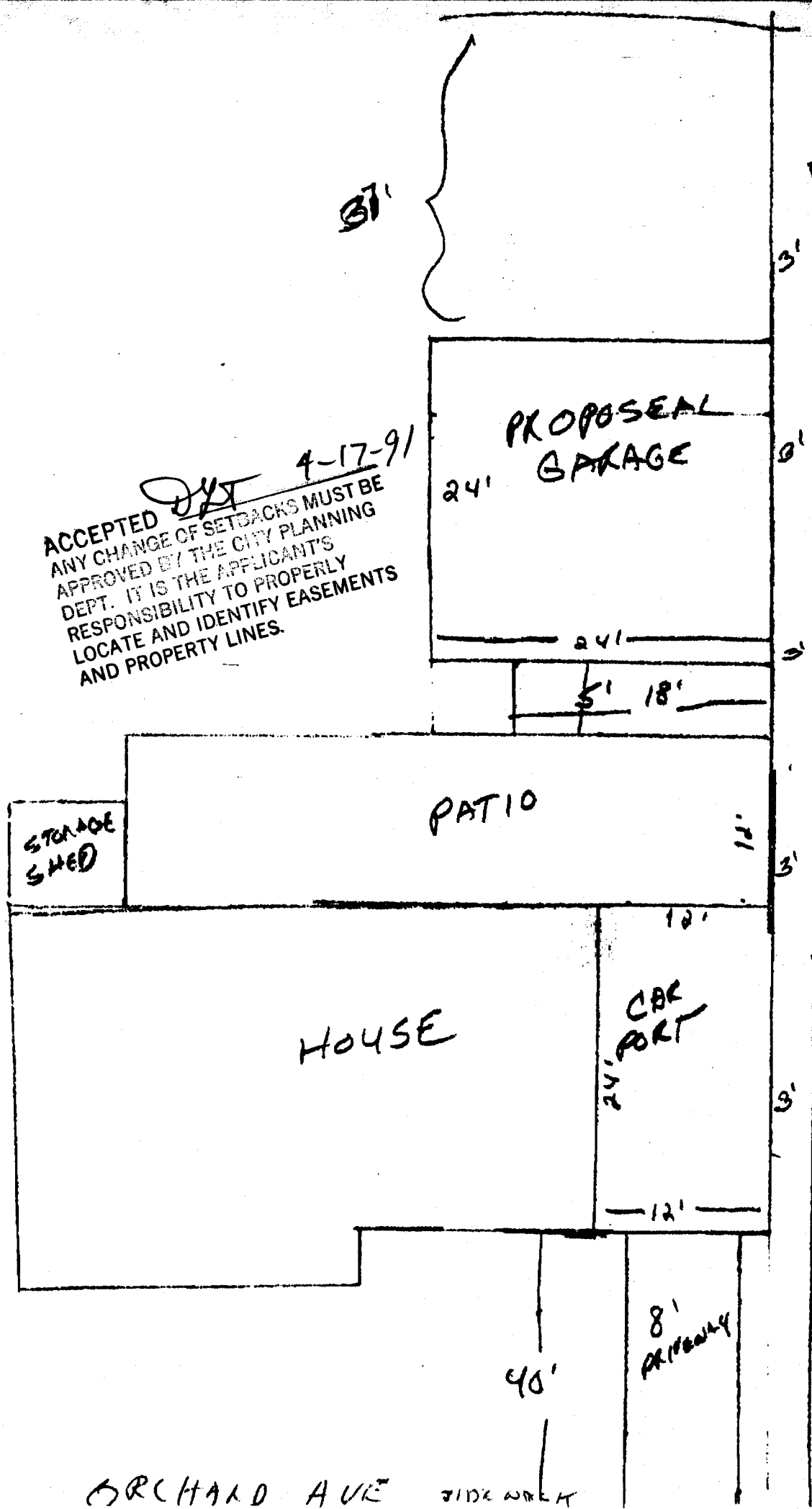
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: April
APPROVED BY: [Signature]

[Signature]
SIGNATURE

ACCEPTED *DJT* 4-17-91
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.



ORCHARD AVE SIDE WALK

PROPERTY LINE