

DATE SUBMITTED: 7/22/91

PERMIT NO. 39319

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1004 Orchard Ave SQ. FT. OF BLDG: 24X44
 SUBDIVISION: Monterey Park SQ. FT. OF LOT: _____
 FILING NO. ___ BLK NO. ___ LOT NO. 1 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE NO: 2945 III II 019 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
 OWNER: Charles A Petasis USE OF EXISTING BUILDINGS: Residence
 ADDRESS: 1004 Orchard Ave DESCRIPTION OF WORK AND INTENDED USE: Garage Use
 TELEPHONE: 243-2182

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-8
 SETBACKS: FRONT 20
 SIDE 5 REAR 15
 MAXIMUM HEIGHT _____
 LANDSCAPING/SCREENING REQUIRED: _____

FLOODPLAIN: YES ___ NO X
 GEOLOGIC HAZARD: YES ___ NO X
 CENSUS TRACT: 45
 TRAFFIC ZONE: 27
 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.

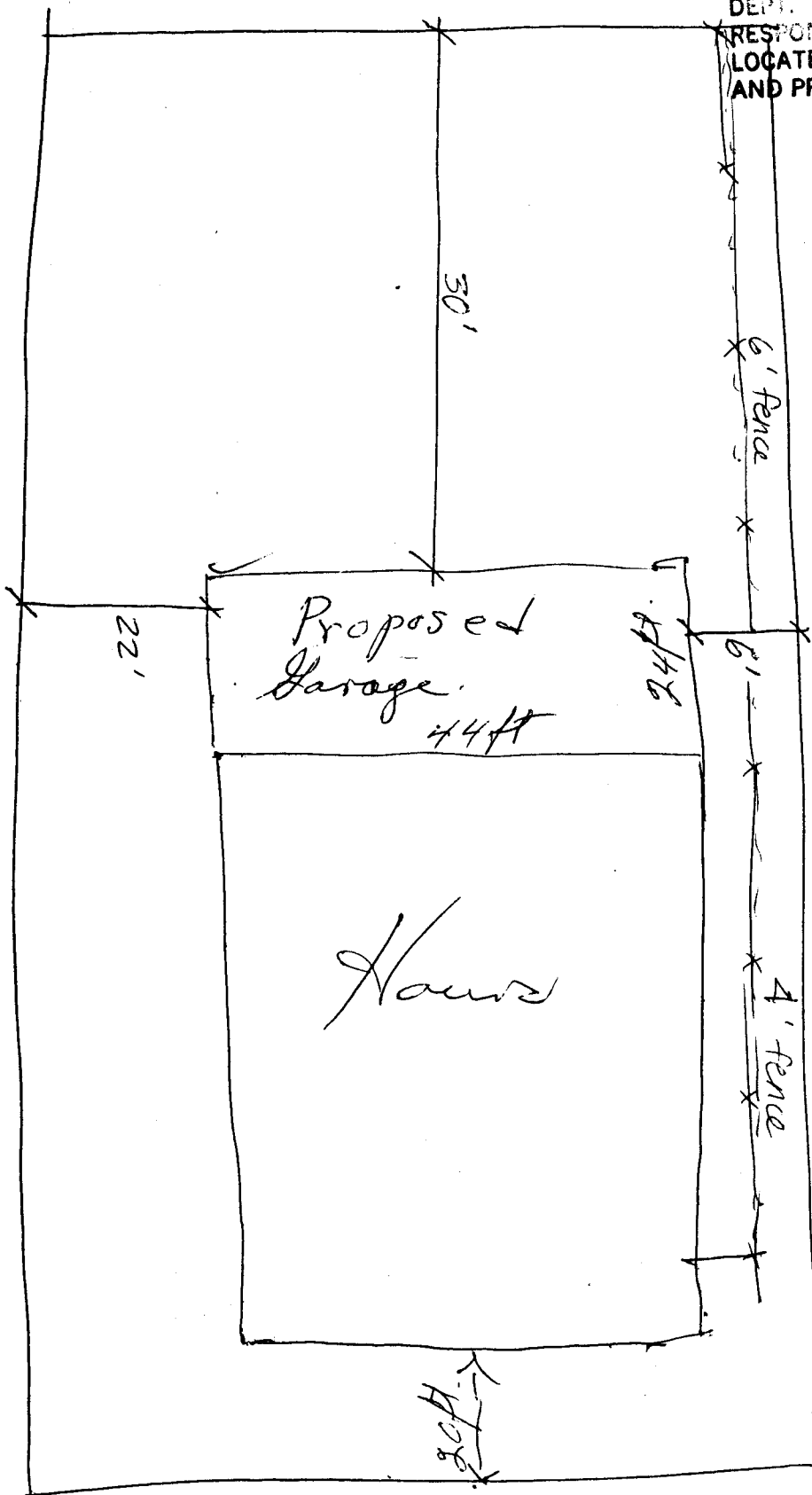
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Walter T. Ambrico
 Department Approval
7/22/91
 Date Approved

Charles A. Petasis
 Applicant Signature
7-22-91
 Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

ACCEPTED KKA 7/22/91
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.



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