

DATE SUBMITTED: 8/31/92

PERMIT NO. 42778 ✓  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 132 ORCHARD AVE

SQ. FT. OF BLDG: 768

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: 14000

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: ONE

TAX SCHEDULE # 2945-112-00-030

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE

OWNER JAMIE RICHARDSON

USE OF EXISTING BUILDINGS:  
HOUSING

ADDRESS 132 ORCHARD AVE

TELEPHONE: 241-5993

DESCRIPTION OF WORK AND INTENDED USE:  
STORAGE

REQUIRED: Two 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 X

SETBACKS: FRONT N/A

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

SIDE 3' REAR 10'

CENSUS TRACT: 4 TRAFFIC ZONE: 34

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.

Kenton L. Arndt  
Department Approval

Jamie Richardson  
Applicant Signature

8/31/92  
Date Approved

8/31/92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



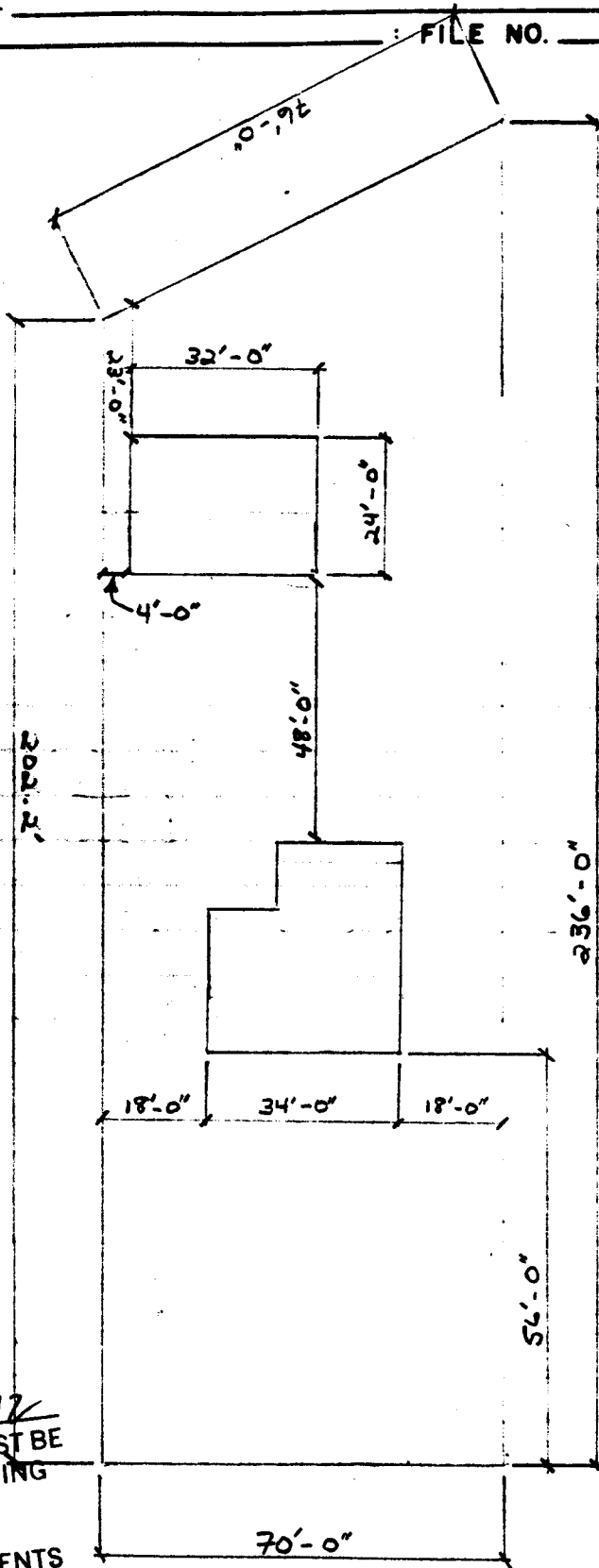
CITY OF GRAND JUNCTION  
DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION



PROJECT: \_\_\_\_\_

SUBJECT: \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_ FILE NO. \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_



SCALE: 1/32" = 1'-0"

ACCEPTED *KKA 8/31/92*  
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.



DATE SUBMITTED: 8-3-92

PERMIT NO. 42455 ✓

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 191 Orchard Ave

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 3 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-113-01-008

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Wm. & Margaret Burtch

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 191 Orchard Ave

TELEPHONE: 242-8917

DESCRIPTION OF WORK AND INTENDED USE:  
Replace Front Awning which is leaking.

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

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE RSE-S

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 50 ft

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 5 ft REAR 25 ft

CENSUS TRACT: 4 TRAFFIC ZONE: 34

MAXIMUM HEIGHT 32 ft

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

[Signature: Margaret M. Burtch]  
Applicant Signature

8/3/92  
Date Approved

\_\_\_\_\_  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)