

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 Bester

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 Bester]
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)