

DATE SUBMITTED: 10/23/92

PERMIT NO. 43326 ✓

FEE \$ \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 905 Orchard Ave

SQ. FT. OF BLDG: 900 SQ FT

SUBDIVISION MCC Subdivision

SQ. FT. OF LOT: 11,200 SQ. FT.

FILING # \_\_\_\_\_ BLK # 8 LOT # 7

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-114-08-007

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Dan Fenske

USE OF EXISTING BUILDINGS: Residence

ADDRESS 905 Orchard Ave

DESCRIPTION OF WORK AND INTENDED USE: One attached garage

TELEPHONE: 243-7631

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 8

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

SETBACKS: FRONT \_\_\_\_\_

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

SIDE 5' REAR 15'

CENSUS TRACT: 5 TRAFFIC ZONE: 28

MAXIMUM HEIGHT \_\_\_\_\_

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]  
Applicant Signature

10-23-92  
Date Approved

10-23-92  
Date

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

Orchard Ave

(BASIS OF BEARINGS)  
N. 90° 00' 00" E.

20.81' 75.69' 52.44' 23.25' 50.00'

NW COR.  
LOT 9

S. 25° 09' 30" E. 32.93'  
S. 11° 20' 00" E. 32.93'

N. 00° 00' 00" E. 175.79'

901 ORCHARD AVE.  
0.153 ACRES

LOT 9

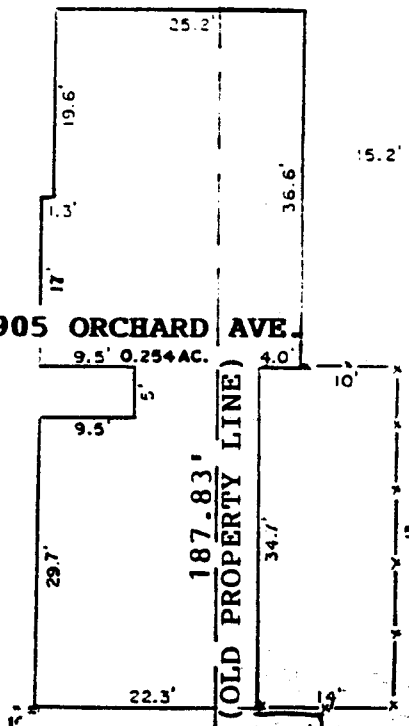
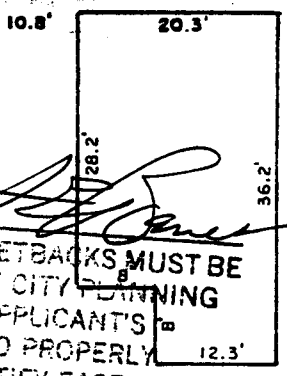
905 ORCHARD AVE.  
9.5' 0.254 AC.

LOT 9

S. 00° 21' 45" E. 60.00'

LOT 10

S. 00° 00' 00" W. 191.65'



Proposed Addition

← 11.9' setback

← 12.5' setback

47'-0" setback to alley

ACCEPTED  
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.

40.54' N. 80° 39' 53" W.

33.69' 23.56' N. 80° 39' 53" W. 57.25'