

DATE SUBMITTED: 3-31-92

PERMIT NO. 40866 ✓

FEE \$ No Fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2109 Orchard AVE SQ. FT. OF BLDG: 1700 sq ft

SUBDIVISION _____ SQ. FT. OF LOT: 8000

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-124-03-008 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Daniel Pineda USE OF EXISTING BUILDINGS: Residential

ADDRESS 1350 N 20th

TELEPHONE: 241-1039 DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel (change from 4-plex to single family) & new roof

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-8 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES _____ NO X

SIDE 5' REAR 15' CENSUS TRACT: 6 TRAFFIC ZONE: 31

MAXIMUM HEIGHT 32' PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: MUST Be A single family dwelling only

*Interior Remodel
New Roof*

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

Daniel Pineda
Applicant Signature

3-31-92
Date Approved

Date

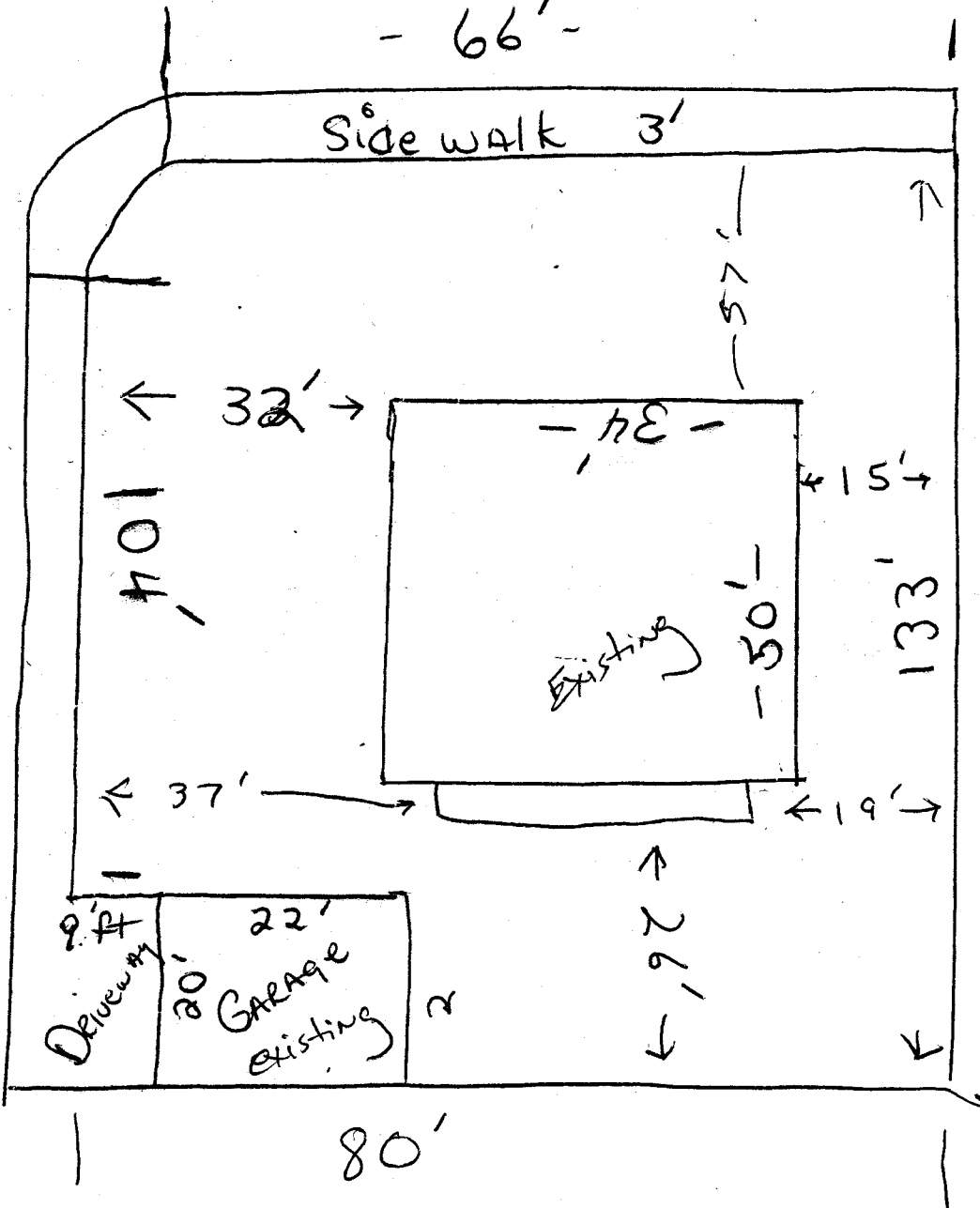
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

ORCHARD Ave

- 66' -

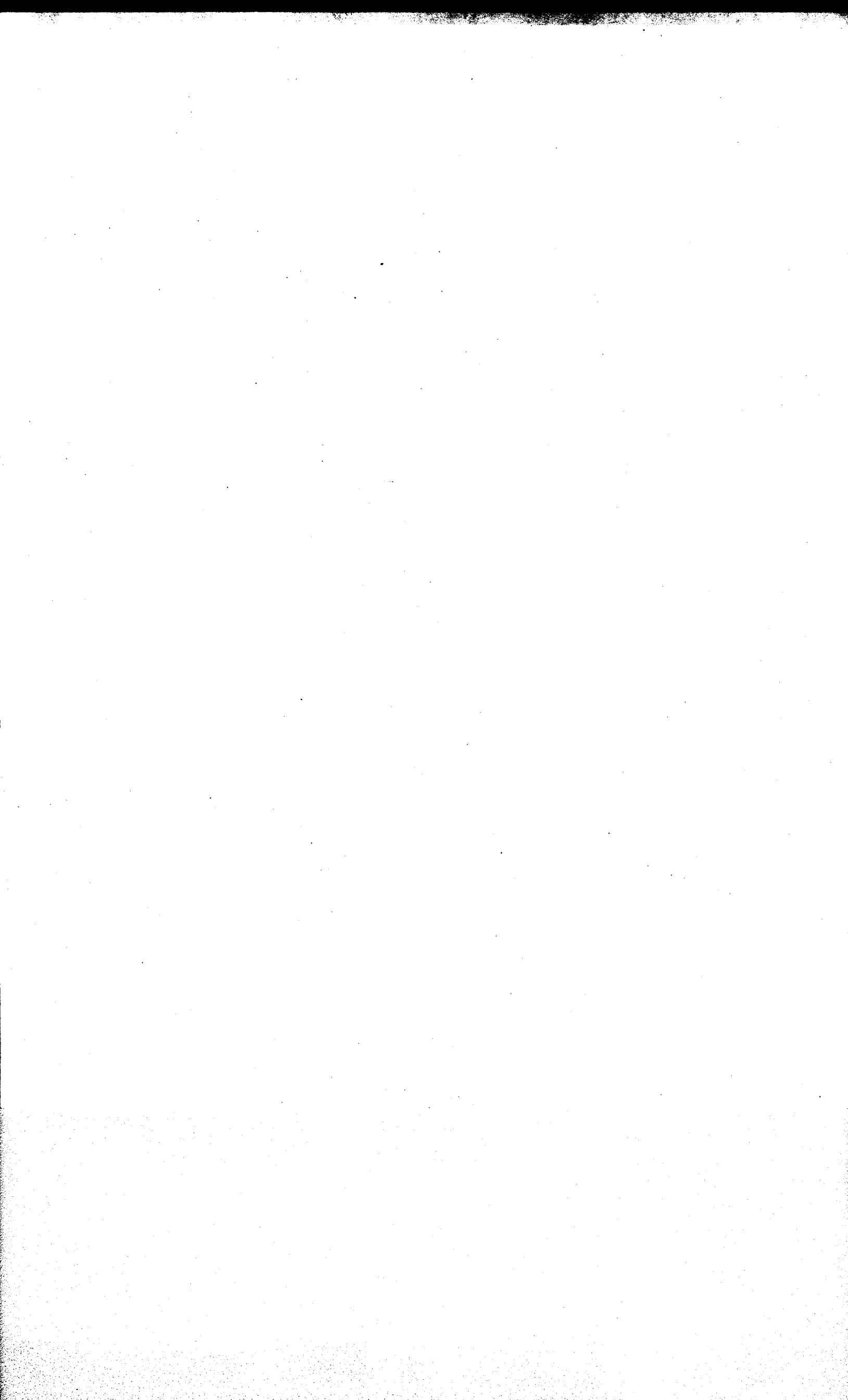
Side walk 3'

1515 STREET



ACCEPTED *[Signature]* 3-31-92
 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.

[Handwritten signature]
 1/17/92



DATE SUBMITTED: Sept. 1, 1992

PERMIT NO. _____

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

EARLY UNIT
1300 sq. ft.

BLDG ADDRESS 2822 Orchard Ave

SQ. FT. OF BLDG: 366,302 sq. ft.

SUBDIVISION _____

SQ. FT. OF LOT: 24,069

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 4

TAX SCHEDULE # 2943-072-00-063

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

OWNER Steve or Lola D. Star

USE OF EXISTING BUILDINGS:

ADDRESS P.O. Box 40001, Grand Jct. 81504

Storage/GARAGE

TELEPHONE: 245-3946

DESCRIPTION OF WORK AND INTENDED USE:

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

FOR OFFICE USE ONLY

ZONE RMF-16

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 30' FPL

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' 67' REAR 20' 75'

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT 36'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

Frontage

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Burt Burt
Department Approval

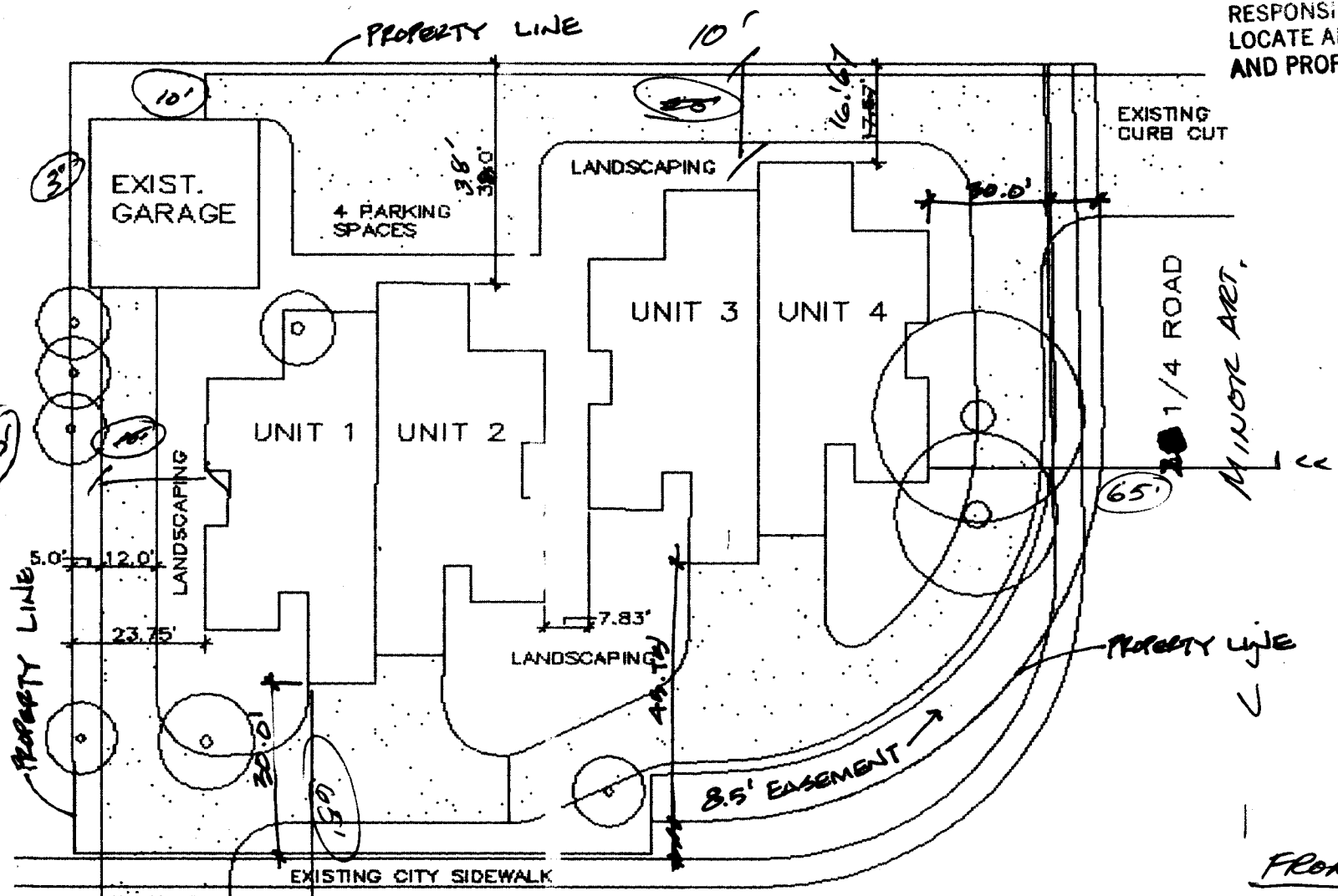
Steve Star
Applicant Signature

Sept. 1, 1992
Date Approved

Sept. 1, 1992
Date

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

ACCEPTED FW 9-1-92
 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.



SITE PLAN



APPROX SCALE 1" = 30'

FRONT YARD:
 65' FROM CENTER LINE
 (ORCHARD & 1/4)

SIDE YARD
 REAR YARD 10'
 30' back from purple line