

DATE SUBMITTED: 3-19-92

PERMIT NO. 412771

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2526 Orchard

SQ. FT. OF BLDG: 480

SUBDIVISION Harbor Village

SQ. FT. OF LOT: 261 x 66

FILING # _____ BLK # 22 LOT # 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2995 121.33 012

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

OWNER Shawn Freffburg

USE OF EXISTING BUILDINGS: _____

ADDRESS 2526 Orchard

DESCRIPTION OF WORK AND INTENDED USE: Addition Garage

TELEPHONE: 242-8669

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 _____

SETBACKS: FRONT 20' 50' from centerline

GEOLOGIC HAZARD: YES _____ NO _____

Accessory Structure
SIDE 3 REAR 3'

CENSUS TRACT: 6 TRAFFIC ZONE: 31

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.


Department Approval

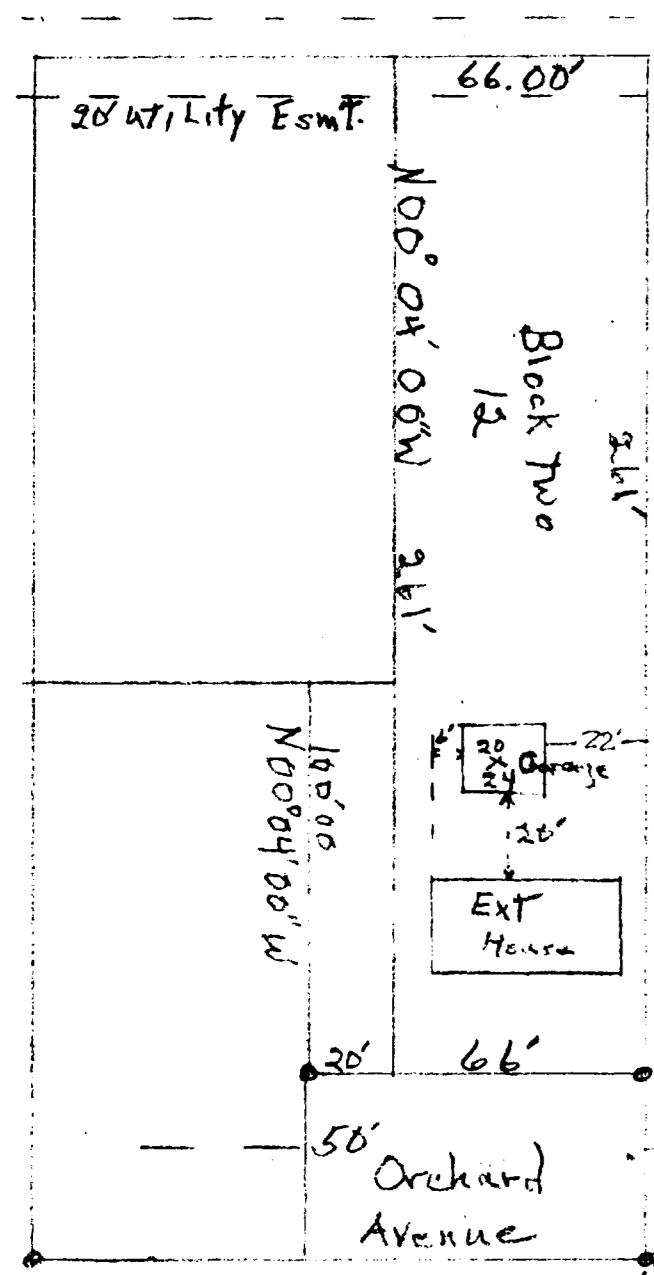
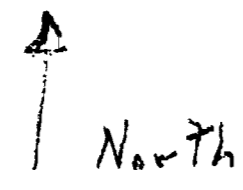

Applicant Signature

3-19-92
Date Approved

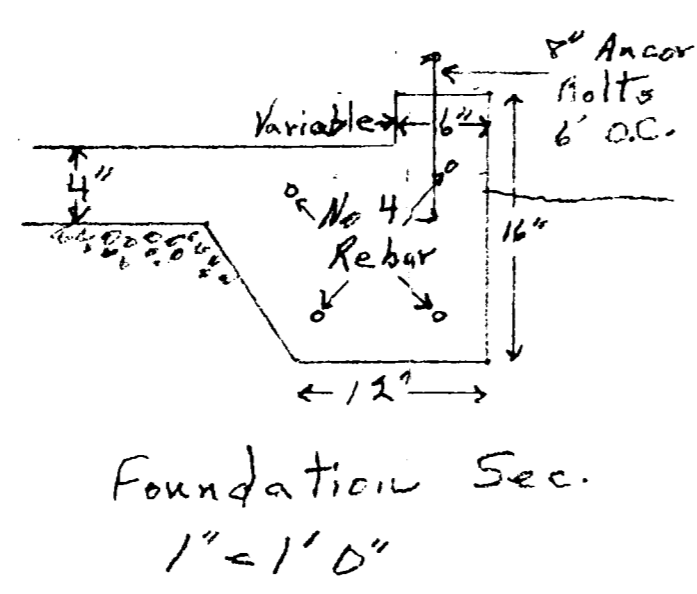
3-19-92
Date

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

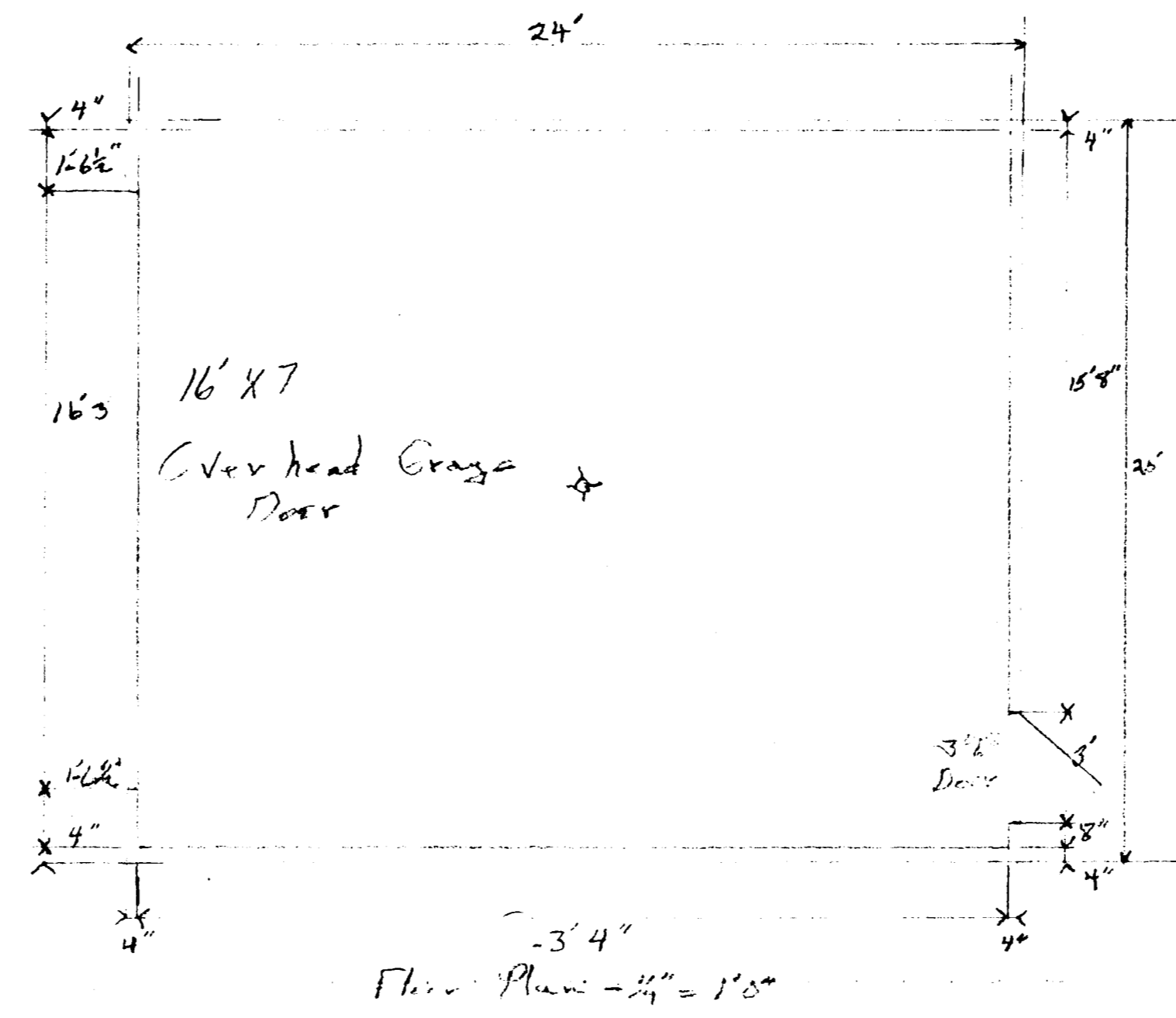
Garage - Sherrin Fruenburg
2526 Orchard Ave



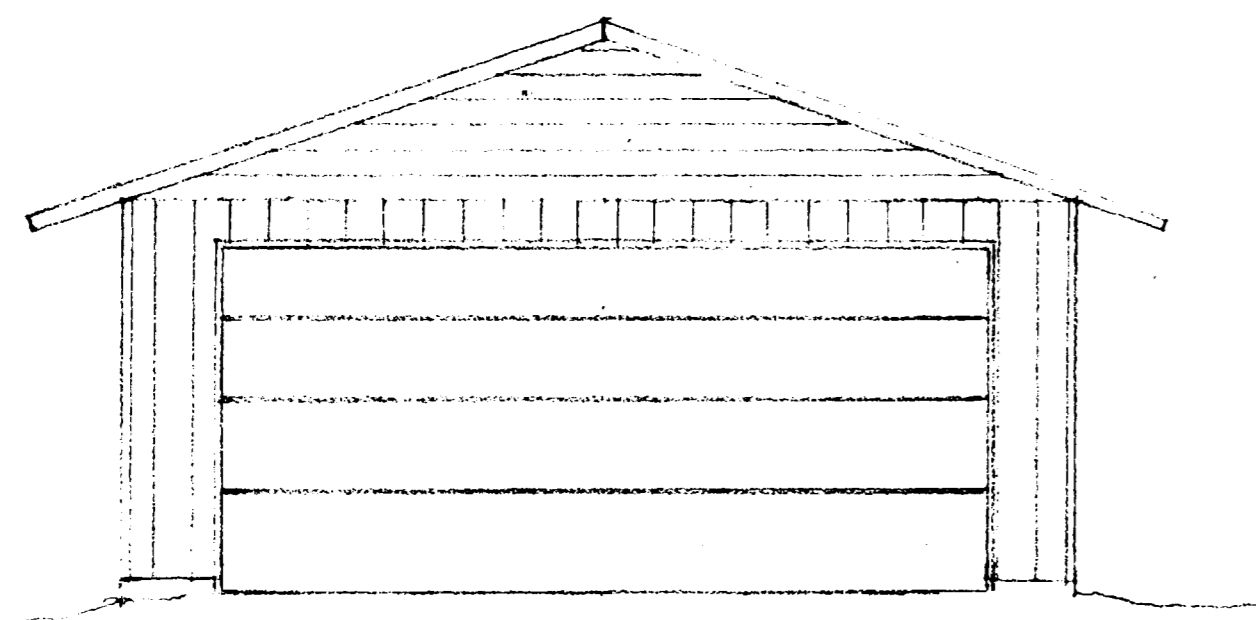
ACCEPTED
ANY
EASEMENTS
AND PROPERTY LINES.



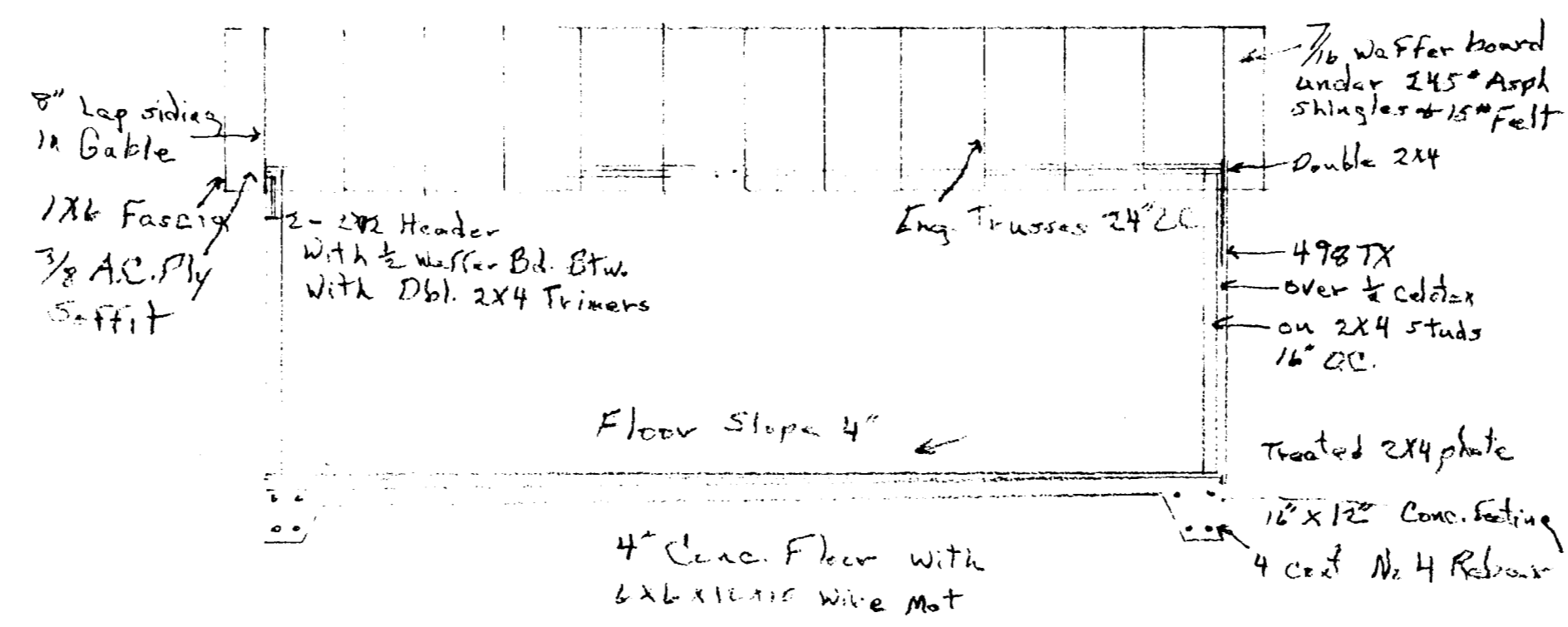
Foundation Sec.
1" = 1' 0"



Floor Plan - 1/4" = 1' 0"



West Elevation



Wall & Foundation Section 1/4" = 1' 0"

Sub corner
SE 1/4 SE 1/4
NE 1/4
Section 12

Plot Plan

58°56'00" W
South line
NE 1/4 Section 12
True Point
of Beginning