

work done
DATE SUBMITTED: Sept. 1, 1992

single or more?
new residence
4/924

PERMIT NO. _____
FEE \$ 10.00

2824 Orchard Ave
A46

PLANNING CLEARANCE

EARLY UNIT
1300 sq. ft.

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2824 Orchard Ave

SQ. FT. OF BLDG: 3,663.02 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 & Lola D. Star

USE OF EXISTING BUILDINGS:
Storage/GARAGE

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

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 245-3946

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 16'67' REAR 28'75'

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT 36'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

Frontage

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.

Burt Burt
Department Approval

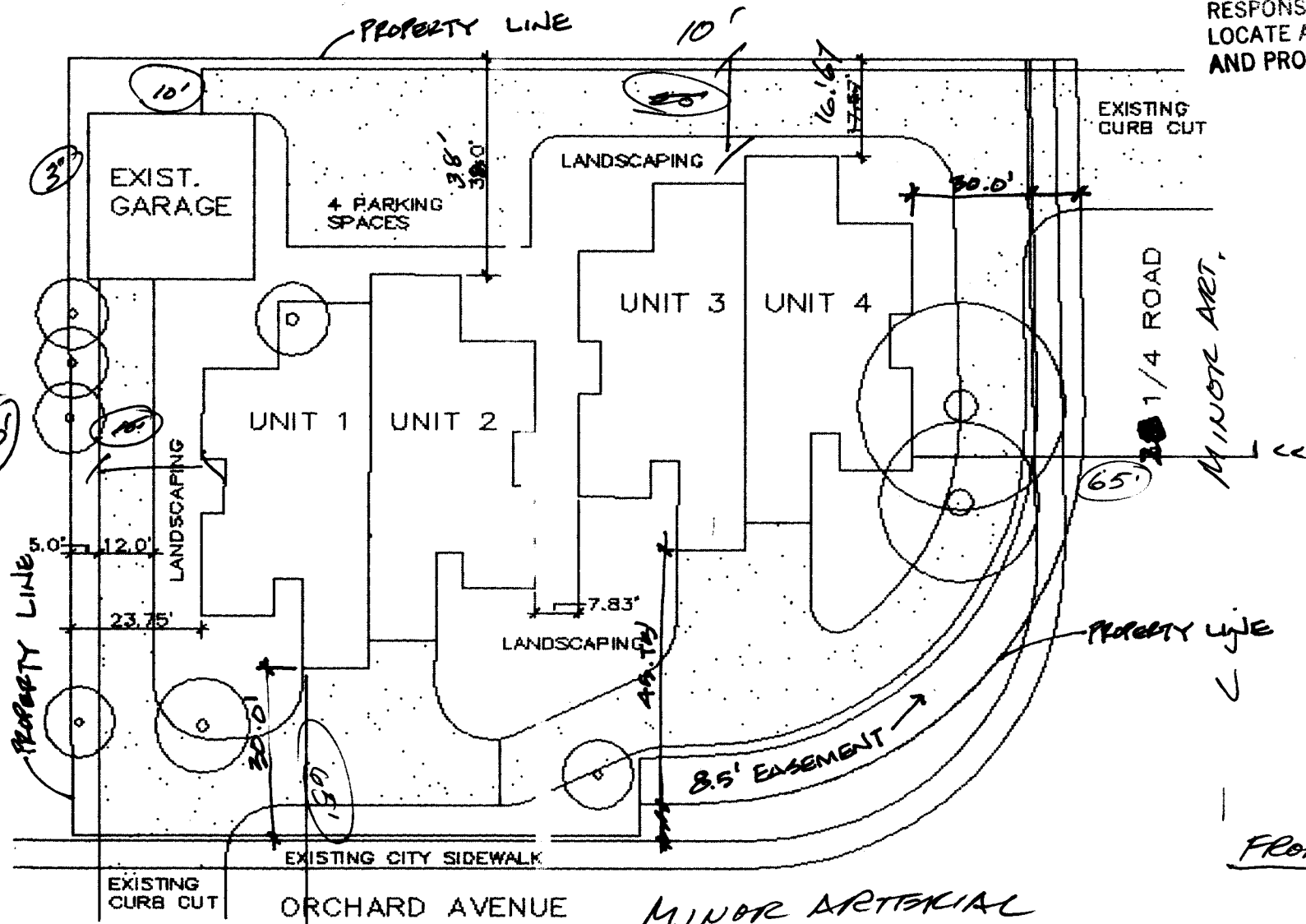
John Star
Applicant Signature

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 AW 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 20'
 30' back from purple line