

DATE SUBMITTED: Sept. 1, 1992

PERMIT NO. _____

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

EARLY UNIT
1300 sq. ft.

BLDG ADDRESS 2824 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 28' 75'

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT 30'

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

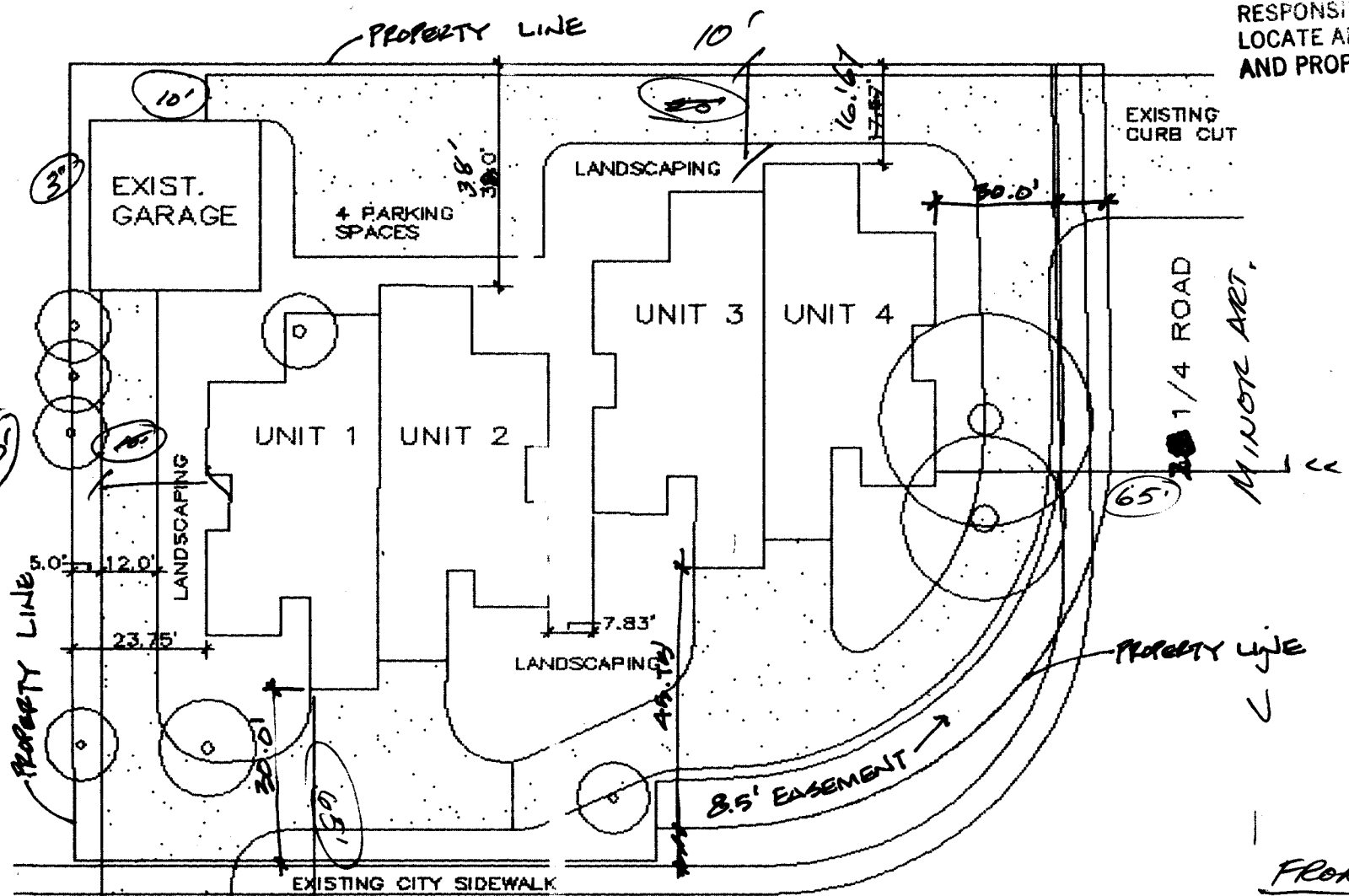
Steve Star
Applicant Signature

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 KW 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: 28' 1/4)
SIDE YARD
 10'
REAR YARD 20'
 30' back from paper line