

DATE SUBMITTED: August 18, 92

PERMIT NO. 426021

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2832 Orchard Ave

SQ. FT. OF BLDG: 18720

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2943-072-00-050

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

OWNER Wesley D. & Penny S. Oakes

USE OF EXISTING BUILDINGS: Residence

ADDRESS 2832 Orchard Ave

TELEPHONE: 242-5327

DESCRIPTION OF WORK AND INTENDED USE: Building Room on the side of house

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 _____

SETBACKS: FRONT ~~25~~ 50'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 20'

CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT 36'

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.

Lisa Wallace
Department Approval

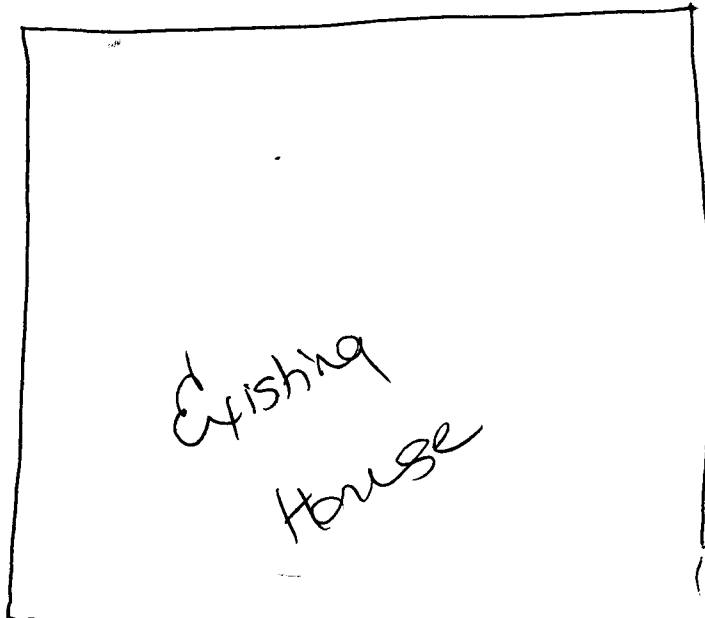
Penny S. Oakes
Applicant Signature

8-18-92
Date Approved

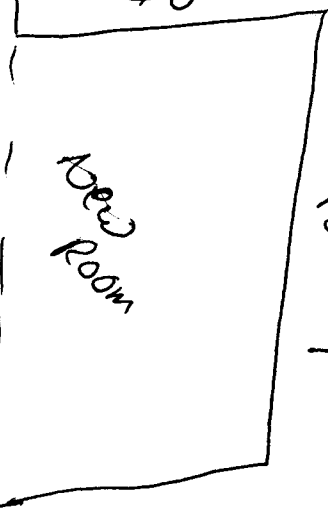
Aug 18, 1992
Date

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

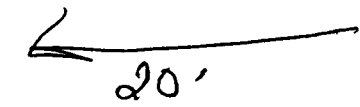
118'



Existing House



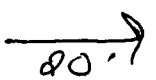
New Room



20'

200'

18'



20'

ACCEPTED KLW 8-18-92
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.



ORCHARD STREET