

DATE SUBMITTED: 12-28-92

PERMIT NO. 43819 ✓
~~43778~~

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2875 Orchard Ave

SQ. FT. OF BLDG: 3,168

SUBDIVISION Holmes Sub.

SQ. FT. OF LOT: 101' x 90' = 9090

FILING # _____ BLK # _____ LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-074-24-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 3

OWNER Harold & Iris Texhorn

USE OF EXISTING BUILDINGS: House, garage & shed

ADDRESS 2875 Orchard Ave

DESCRIPTION OF WORK AND INTENDED USE: enclose patio.

TELEPHONE: 245-8581

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

FOR OFFICE USE ONLY

ZONE RSE-8

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5 REAR 15

CENSUS TRACT: 6 TRAFFIC ZONE: 30

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.

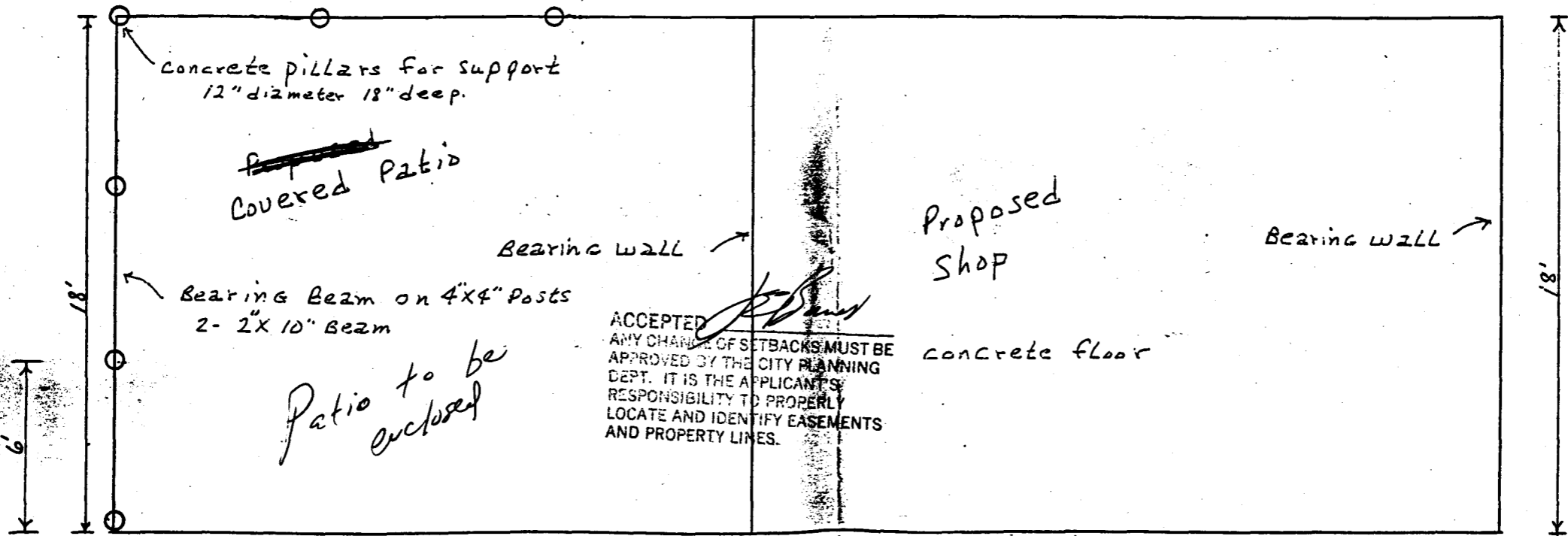
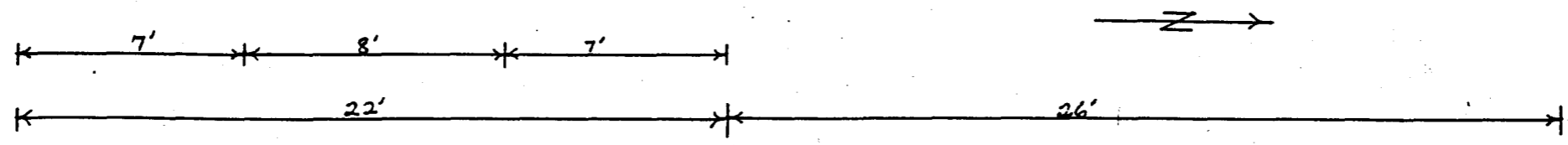
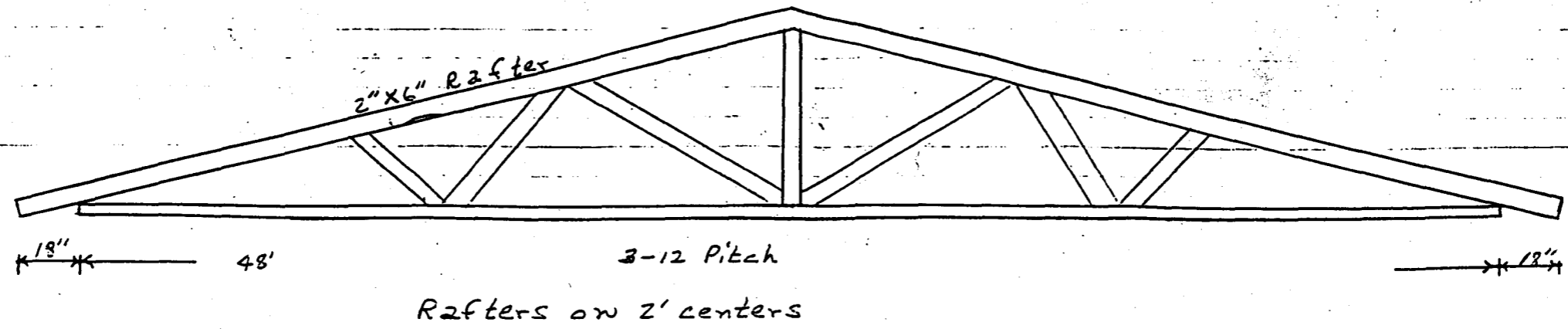
[Signature]
Department Approval

Harold R. Texhorn
Applicant Signature

12-28-92
Date Approved

12-28-92
Date

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



ACCEPTED
 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.

Existing west wall of house.
 2875 Orchard Ave.