

DATE SUBMITTED: 10/20/92

10/28/92

PERMIT NO. 43326 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 905 ORCHARD

SQ. FT. OF BLDG: 28X32

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # _____

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

OWNER DAN FENSKE

USE OF EXISTING BUILDINGS: HOME

ADDRESS 905 ORCHARD

TELEPHONE: 243-7631

DESCRIPTION OF WORK AND INTENDED USE: BUILD GARAGE

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-0

FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 20' from property

GEOLOGIC HAZARD: YES _____ NO

SIDE 5 REAR 15

CENSUS TRACT: 5 TRAFFIC ZONE: 25

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.

Angeline Barrett
Department Approval

Dan Fenske
Applicant Signature

10/20/92
Date Approved

10/28/92
Date

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

ORCHARD AVENUE

(BASIS OF BEARINGS)
N. 90° 00' 00" E.

