

DATE SUBMITTED 8/31/93

BUILDING PERMIT NO. 46102V

FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 546 ORCHARDAVE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 312
SUBDIVISION City of GJ SQ. FT. OF EXISTING BLDG(S) 1200
FILING _____ BLK 7 LOT 15 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2945-112-06-015 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
OWNER Thomas A. GINN ADDRESS 546 ORCHARDAVE
TELEPHONE 241-1646 DESCRIPTION OF WORK AND INTENDED USE:
12x26 covered patio

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-5 DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 20 from property line or 45 from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X
Side 5' from property line CENSUS TRACT 6 TRAFFIC ZONE 25
Rear 25 from property line PARKING REQ'MT _____
Maximum Height 32 SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures 35%

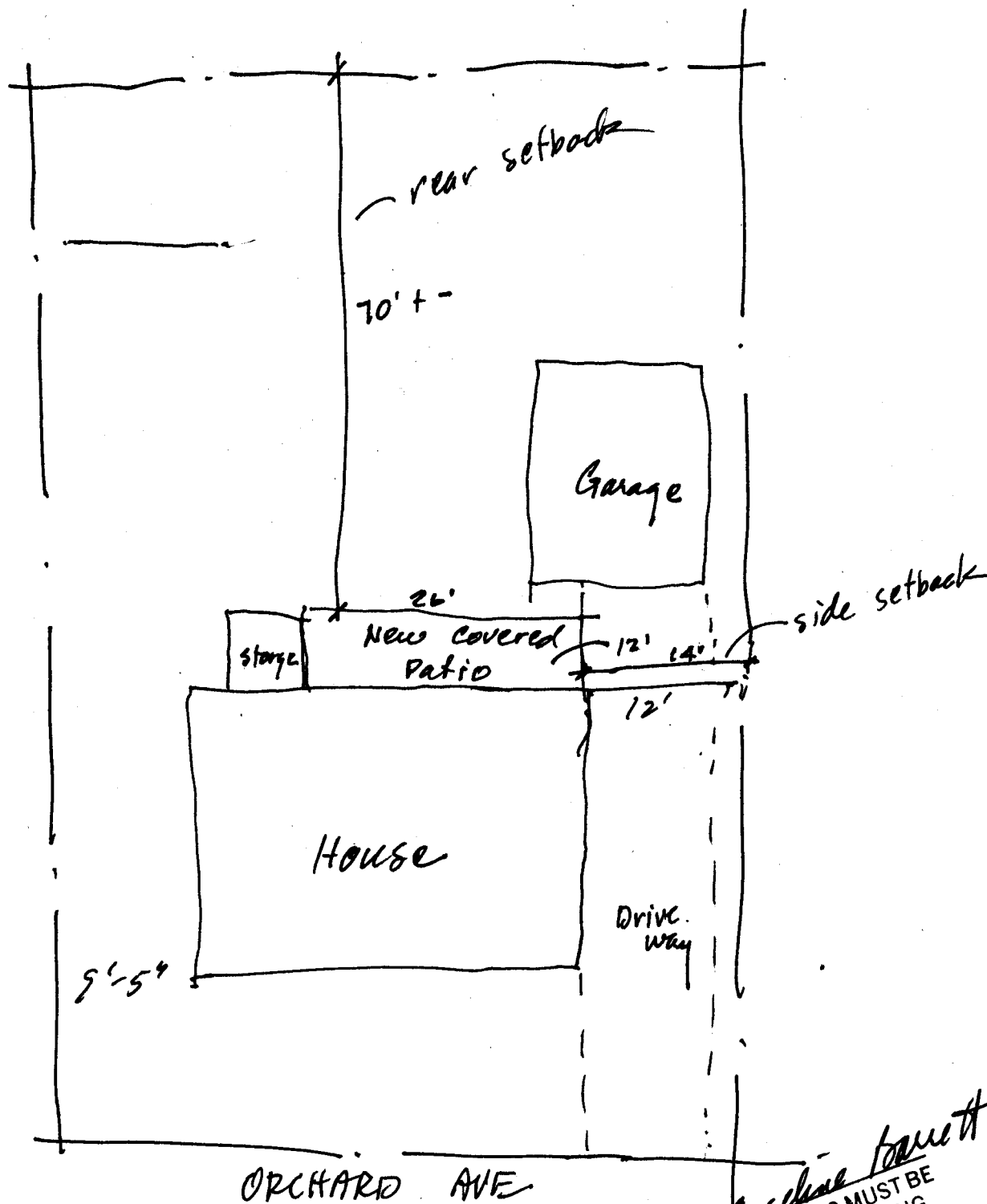
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Angeline Barrett Applicant Signature Thomas A. Ginn
Date Approved 8/31/93 Date 8-31-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



SITE PLAN
 546 Orchard Ave.

ACCEPTED *Angeline Bennett*
 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.