

DATE SUBMITTED 8-24-93

BUILDING PERMIT NO. 46075
FEE \$ 5.00 46076

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

BLDG ADDRESS 1520 Orchard Ave SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~784~~ 784
SUBDIVISION 1st Add. Arbor Village SQ. FT. OF EXISTING BLDG(S) ~~0~~ 0
FILING _____ BLK 2 LOT 11 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2945-121-33-011 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
OWNER Robert T. Schroeder ADDRESS 2151 Snowberry Ct
TELEPHONE 242-6628

DESCRIPTION OF WORK AND INTENDED USE: Move
Map from 1452 Wellington to
2520 Orchard.

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

ZONE RSF-8 DESIGNATED FLOODPLAIN: YES _____ NO X
ETBACKS: 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 28
Rear 15' from property line PARKING REQ'MT _____
Maximum Height 32' SPECIAL CONDITIONS: _____
Maximum coverage of lot by structures 45%

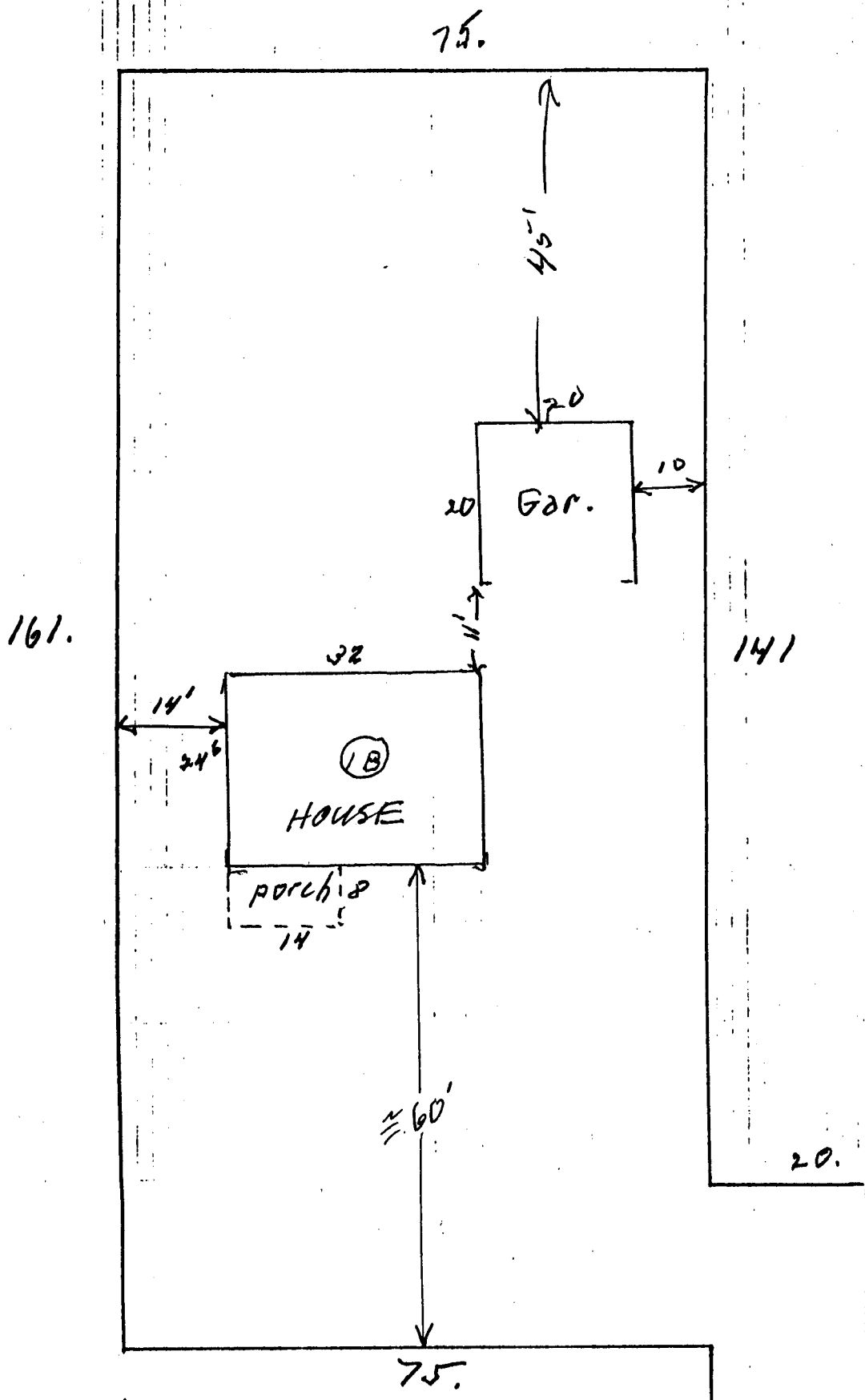
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 Angelica Barrett Applicant Signature Robert T. Schroeder
Date Approved 8/24/93 Date 8/24/93

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

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



2520 Orchard Ave.

Plot P/27

1" = 20'

ACCEPTED A. Barrett
 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.

100.

PRIVILEGE

120.

ORCHARD AVE

20.