

DATE SUBMITTED: 4-16-93

PERMIT NO. 433552

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2846 Orchard

SQ. FT. OF BLDG: 24 x 28

SUBDIVISION _____

SQ. FT. OF LOT: 60 x 120

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: ONE

TAX SCHEDULE # 2943 072 00 023

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

OWNER Todd V. Teen

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS 2846 Orchard

TELEPHONE: 241 5480

DESCRIPTION OF WORK AND INTENDED USE: Addition of two bedrooms.

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 50' from centerline of R.O.W.

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 20'

CENSUS TRACT: Ce TRAFFIC ZONE: _____

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.

[Signature]

X Todd V. Teen

Department Approval

Applicant Signature

4-16-93

Date

Date Approved

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

2840 ORCHARD AVENUE

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT BEFORE ANY
REVISIONS TO THE EXISTING
LOCATE AND ADJUTMENT EASEMENTS
AND PROPERTY LINES.

