

DATE SUBMITTED 11-1-93

BUILDING PERMIT NO. 46766

FEE \$ NC

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

BLDG ADDRESS 1308 ORCHARD AVE SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~2688~~
 SUBDIVISION NW Smith
 FILING _____ BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 2688
 TAX SCHEDULE NO. 2945-122-04-023 NO. OF FAMILY UNITS 1
 OWNER TOM GEIST NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 ADDRESS 348 - 3rd St. Clifton
 TELEPHONE 434-7078 DESCRIPTION OF WORK AND INTENDED USE:
Interior Remodel & roof

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

ZONE RSE-8 DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side 5' from property line CENSUS TRACT 6 TRAFFIC ZONE 28
 Rear 15' from property line PARKING REQ'MT _____
 Maximum Height 35' SPECIAL CONDITIONS: _____
 Maximum coverage of lot by structures _____ 5' on East side met w/ easement.

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 [Signature] Applicant Signature Tom Geist
 Date Approved 11-1-93 Date 11-1-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

