

DATE SUBMITTED 2-24-94

BUILDING PERMIT NO. 47740
FEE \$ Pol w/ Site Plan Review

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

BLDG ADDRESS 1645 DOLORES ST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1917
SUBDIVISION ORCHARD MESA HTS
FILING _____ BLK 4 LOT 42443 SQ. FT. OF EXISTING BLDG(S) none
TAX SCHEDULE NO. 2945-233-09- NO. OF FAMILY UNITS 2
OWNER M.L. ALLEN NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none
ADDRESS RT 1 Box 346 Colbran
TELEPHONE 487-3175 * 242-8610 DESCRIPTION OF WORK AND INTENDED USE: Duplex

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

ZONE EMF-16 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 10 from property line CENSUS TRACT 13 TRAFFIC ZONE 80
Rear 20 from property line PARKING REQ'MT 2 per unit
Maximum Height 36' SPECIAL CONDITIONS: Landscaping per approved plan -- to be installed by 10/6/94
Maximum coverage of lot by structures 50% see file 108-93

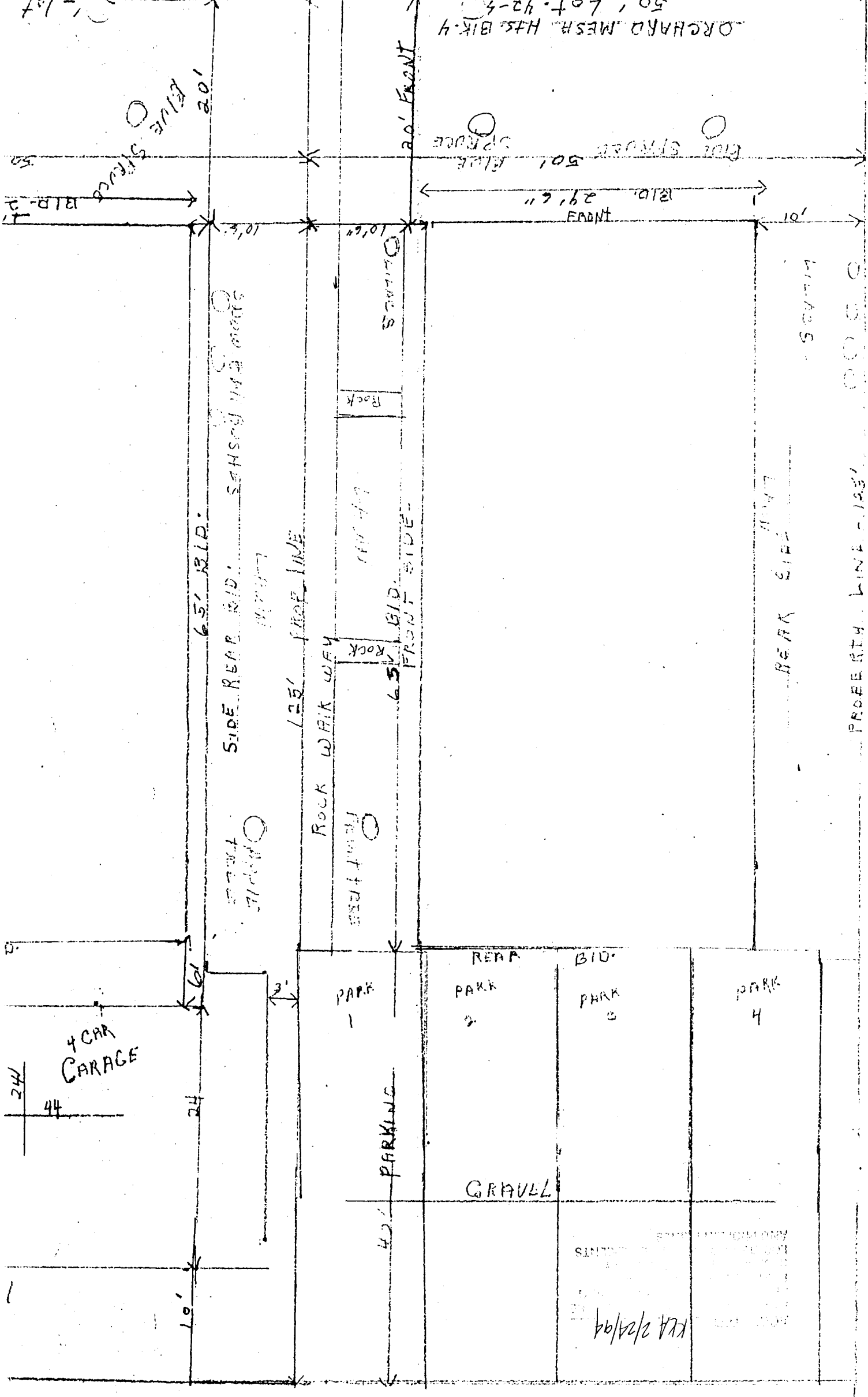
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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 [Signature]
Date Approved 2/24/94 Date 2-24-94

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

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



ORCHARD MESH. HHS. BIRCH
50' LOT 42-4

50' LOT 42-4
FRONT 29'6"

20' FRONT

FRONT 29'6"

65' BLDG.

SIDE REAR BLDG.

125' PROPERTY LINE

ROCK WALK WAY

65' BLDG.

FRONT SIDE

REAR SIDE

PROPERTY LINE - 125'

50' SIDE

4 CAR GARAGE

24
44

PARK 1

PARK 2

PARK 3

PARK 4

PARKING

GRAVEL

REAR BLDG.
FRONT BLDG.
KVA 2/24/94

10'

40'

6'

3'

102' DRIVE STREET

50' DRIVE STREET

10'6"

10'6"

10'

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