

DATE SUBMITTED 4-22-94

BUILDING PERMIT NO. 48568

FEE \$ 5.00

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

BLDG ADDRESS 2312 Orchard Ave
SUBDIVISION _____
FILING _____ BLK _____ LOT 015
TAX SCHEDULE NO. 2945-121-00-015
OWNER Bob VHL
ADDRESS ~~2312~~ Box 1282 81502
TELEPHONE 7625
241-1765

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 360
SQ. FT. OF EXISTING BLDG(S) 616
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
DESCRIPTION OF WORK AND INTENDED USE:
Build Living room + bedroom

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

ZONE RES-8
SETBACKS: Front 20 from property line or 50 from center of ROW, whichever is greater
Side 5 from property line
Rear 15 from property line
Maximum Height 32'
Maximum coverage of lot by structures 45%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: NO YES _____ NO
CENSUS TRACT 6 TRAFFIC ZONE 38
PARKING REQ'MT _____
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 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 Marcia Pate
Approved 4-22-94

Applicant Signature _____
Date 4/21/94

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

(White: Planning)

(Yellow: Customer)

(Blue: Building Department)

