

FEE \$ 5.00

BLDG PERMIT NO. 49623

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

304-2170-130

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1546 ORCHARD TAX SCHEDULE NO. 2945-122-06-016
 SUBDIVISION Weaver Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500
 FILING _____ BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Mike Kelley NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1546 ORCHARD AVE.
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MIKE KELLEY USE OF EXISTING BLDGS Home Garage
 (2) ADDRESS 1546 ORCHARD AVE DESCRIPTION OF WORK AND INTENDED USE: ADDITION
 (2) TELEPHONE 245-5757 TO ATTACH THE GARAGE AND ADD PORCH AS WELL
AS ENLARGING 2 ROOMS

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 6 TRAFFIC ZONE 31

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mike E Kelley Date 8-22-94
 Department Approval Marcia Pety Date 8-22-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Mellie Fowler Date 8-22-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

R 6'
cedar fence.

UTILITY EASEMENT

5'
SETBACK

3 CAR
GARAGE

den/shop

study

open porch

Bed
Room

EXISTING HOUSE

ACCEPTED MP 8-23-94
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.

30' +/-

MIKE KELLEY
1546 ORCHARD AVE
GRAND JUNCTION CO
81501