

FEE \$ 500

BLDG PERMIT NO. N/A

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2528 Orchard TAX SCHEDULE NO. 2945-121-00-017  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 230\*  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 12x18, 36x22 + 21x15'  
 (1) OWNER David L. McDonald NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2528 Orchard Ave  
 (1) TELEPHONE 303 245-8896 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS Residence  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ & Playhouse Tipi

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 45%  
 SETBACKS: Front 30' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL Special Conditions Not a 2nd residence  
 Maximum Height 32' CENSUS TRACT 60 TRAFFIC ZONE 28

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).

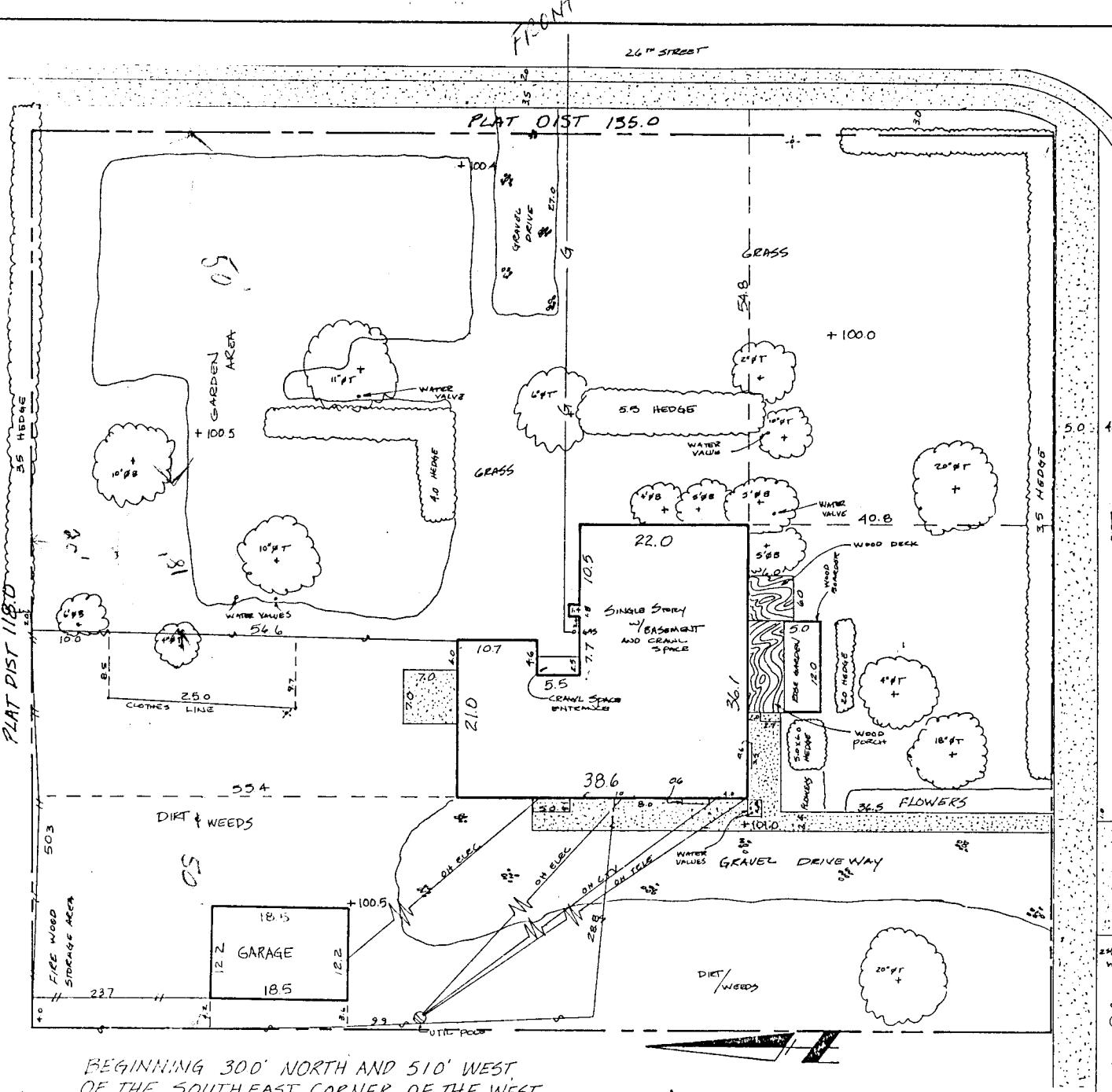
Applicant Signature David L. McDonald Date 8/19/94  
 Department Approval Ronnie Edwards Date 8/19/94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3013-1290-022  
 Utility Accounting [Signature] Date 8-19-94

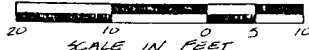
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *RSE 8/19/94*

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.



BEGINNING 300' NORTH AND 510' WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 12 TOWNSHIP 1 SOUTH RANGE 1 WEST, THE NCE WEST. 118.0', NORTH 276.0', EAST 118.0', SOUTH TO BEGINNING EXCEPT THE NORTH 141.0'



This drawing, prepared for the Uranium Mill Tailings Remedial Action Project, is for the sole use of the U.S. Department of Energy and its contractors. It is not a land improvement survey plat and is not to be used for the establishment of fence, building, or improvement lines.

U.S. DEPARTMENT OF ENERGY GRAND JUNCTION PROJECT OFFICE, COLORADO		DOE ID NO. GJ 12311 RS
ADDRESS 2528 ORCHARD AVE GRAND JUNCTION, COLORADO		<b>ALLIED</b> ENGINEERING CORPORATION Soils Field Engineering Corporation A Division of
SURV. WHL 89-85	DRAFT WHL 82	DATE 8/19/94
DRAWING NO. 3-C900 F1		SHEET 1 OF 1

250-2212