

FEE \$ 500

BLDG PERMIT NO. 49182

PLANNING CLEARANCE

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

353-0940-06-4

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2638 Orchard Ave TAX SCHEDULE NO. 2945-121-10-036
 SUBDIVISION MEL ROSE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 256'
 FILING BLK 1 LOT 21 SQ. FT. OF EXISTING BLDG(S) 900'
 (1) OWNER LESTER & HELEN LEWIS NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2638 ORCHARD AVE
 (1) TELEPHONE 242-4882 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS Resd.
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Adding a Dining Room

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 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 6 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 Robert O. Wall Date 7-6-94
 Department Approval Ronnie Edwards Date 7-6-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A
 Utility Accounting Millie Fowler Date 7-6-94

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)

25'

ACCEPTED Donnie Edwards 7/6/94
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.

EXISTING

25'

25'

NEW
ADDITION

~~25'~~
50'