

FEE \$ 10.00

BLDG PERMIT NO. 51400

PLANNING CLEARANCE

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

3015-1350-02-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 400 Orchard TAX SCHEDULE NO. 2945-112-08-008
 SUBDIVISION Bookcliff Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER J/oneka POTTER NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 400 Orchard Ave NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-0803 USE OF EXISTING BLDGS home
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: wheelchair
 (2) ADDRESS _____ Ramp/sidewalk (existing)
 (2) TELEPHONE _____

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20 from property line (PL) or _____ from center of ROW, whichever is greater
 Side 5 from PL Rear 25 from PL Parking Req'mt 2
 Maximum Height 32 Special Conditions ramp must be at least 14' from front property line
 CENSUS TRACT 4 TRAFFIC ZONE 25

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 Opeta J Potter Date 3/7/95
 Department Approval Kathy Porter Date 3/7/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. NA no change in use
 Utility Accounting Millie Fowler Date 3-7-95

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)