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BLDG PERMIT NO. 52655

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

3015-0650-07-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 308 ORCHARD TAX SCHEDULE NO. 2945-122-04-023
 SUBDIVISION N.W. Smith Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER TOM GEIST NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Po Box 935 Clifton Co. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 434-7078 USE OF EXISTING BLDGS RES
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Pool
 (2) ADDRESS — AND PATIO COVER
 (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-8 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt —
 Side 3' to eave from PL Rear 3' to eave from PL Special Conditions —
 Maximum Height accessory bldg. CENS.T. 6 T.ZONE 28 ANN# —

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 Tom Geist Date 6-28-95
 Department Approval Connie Edwards Date 6-28-95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in S/F use
 Utility Accounting Millie Fowler Date 6-28-95

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

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

ACCEPTED *Konnie 6/28/95*
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.

1308 ORCHARD

