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BLDG PERMIT NO.	53911
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

3014-2150-02-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1616 Orchard Ave. TAX SCHEDULE NO. 2945-122-06-014

SUBDIVISION Weaver Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 320

FILING _____ BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Lesley R. Estes NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 218 E. 5th Street; Rifle, CO 81650 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 970/625-2561

(2) APPLICANT Lesley R. McPherson USE OF EXISTING BLDGS house

(2) ADDRESS 1616 Orchard Ave.; Grand Jct., CO 81501 DESCRIPTION OF WORK AND INTENDED USE: Shed
used for storage purposes

(2) TELEPHONE 970/243-7356

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 NA

SETBACKS: Front 40 from property line (PL) Parking Req'mt NA
 or 50 from center of ROW, whichever is greater

Side 5 house from PL Rear 15 house Special Conditions NA
3 garage from PL Rear 3 garage from PL

Maximum Height NA 32

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 Theresa E. McPherson Date 10/24/95

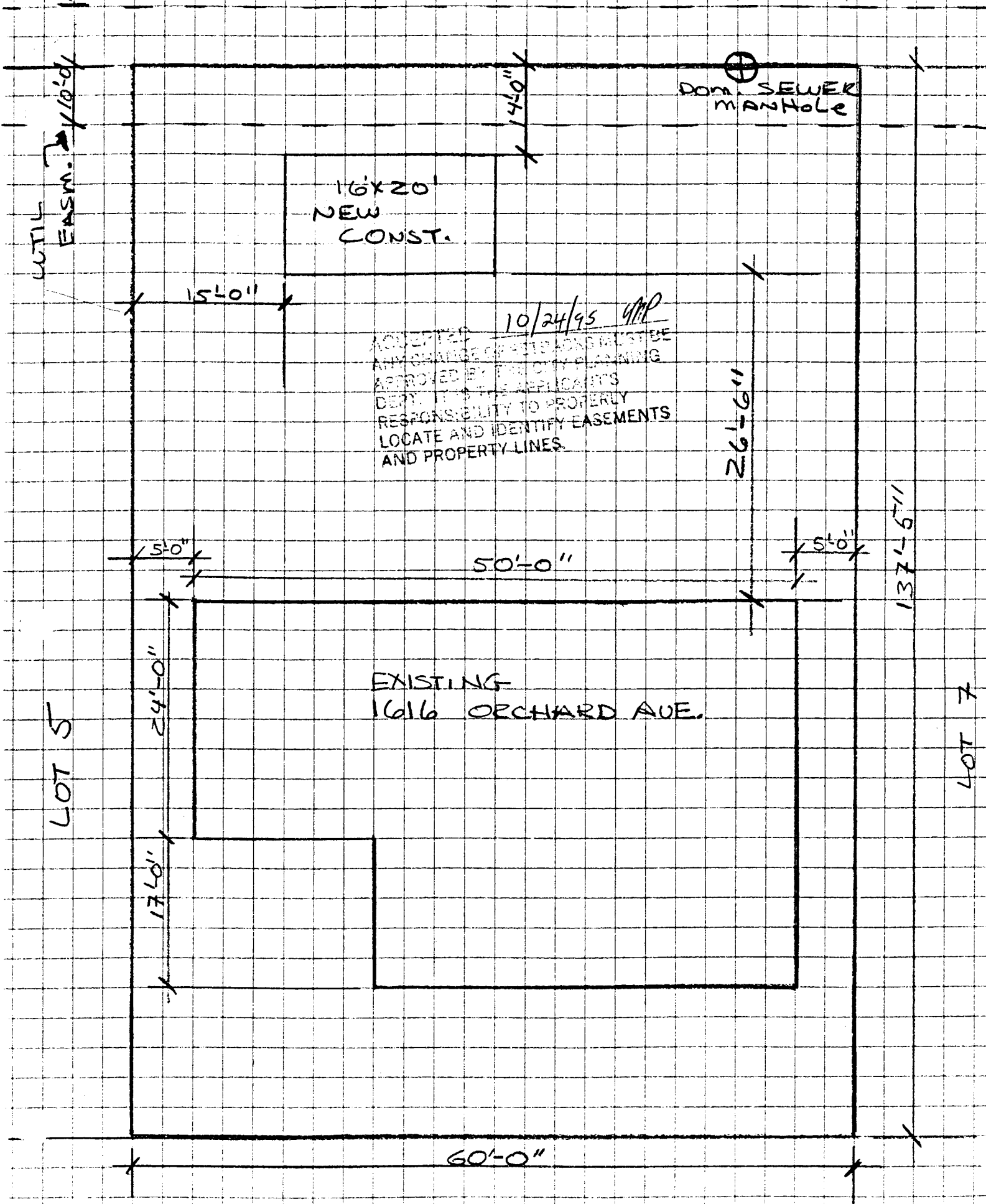
Department Approval Mike Pelletier Date 10/24/95

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 Miller Fowler Date 10-24-95

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)



10/24/95 GPP
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

LOT 6, WEAVER SUB.
 NOT TO SCALE