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TCP \$	—

BLDG PERMIT NO.	53580
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2270 ORCHARD AVE TAX SCHEDULE NO. 2945-121-21-022  
 SUBDIVISION FARRELL MINOR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x12  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT ONE SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER ROBERT E FARRELL NO. OF DWELLING UNITS  
 BEFORE: ONE AFTER: ONE THIS CONSTRUCTION  
 (1) ADDRESS SAME  
 (1) TELEPHONE 970-245-9787 NO. OF BLDGS ON PARCEL  
 BEFORE: ONE AFTER: TWO THIS CONSTRUCTION  
 (2) APPLICANT SAME USE OF EXISTING BLDGS HOME  
 (2) ADDRESS 11 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 11 SHED

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 BSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
*Accessory* SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL  
 Maximum Height \_\_\_\_\_  
 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 Robert E Farrell Date 9-15-95  
 Department Approval Marcia Batideman Date 9-15-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 2013-2420-02-4

Utility Accounting Chick Anderson Date 9-15-95

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)

# FARRELL MINOR SUBDIVISION

A REPLAT OF LOT 2, BLOCK 1, LINDA LANE SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF

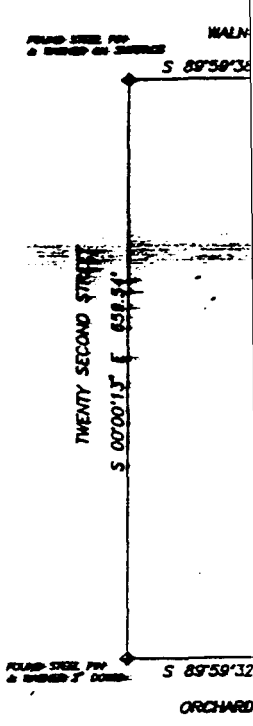
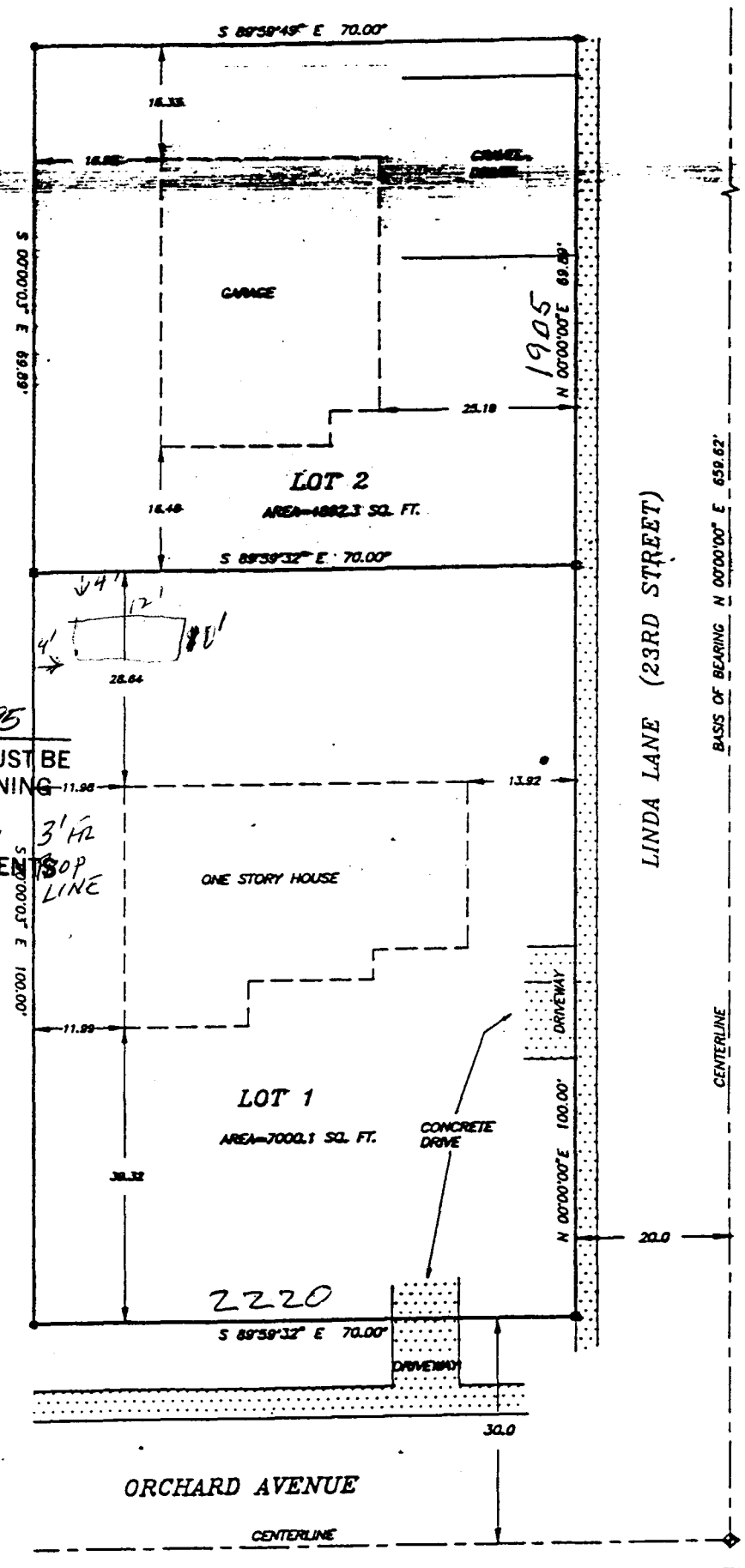
100' for water  
 150' plant investment  
 fee  
 150' for top  
 Jim - material  
 petty line  
 water cast to  
 into home

1  
 121-21-022

121-21-023

ACCEPTED *MR 9-15-95*  
 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.

county T & Main  
 building height.  
 Dept for measure  
 244-1631  
 string top  
 per foot  
 for sewer



SCALE  
 10 5

- ◆ - FOUND CITY OF GRANITE
- - SET 24" NO. 5 REBAR CAP MARKED L.S. 12"
- - FOUND REBAR & CAP SET IN CONCRETE
- - SET 24" NO. 5 REBAR CAP MARKED L.S. 12"
- - PER MAIL & BRUSH

LOT	AREA SQ. FT.
LOT 1	7,000.1
LOT 2	4,892.3
TOTAL	11,892.4