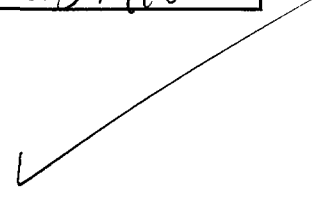


FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 51998

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2873 Orchard TAX SCHEDULE NO. 2943-074-24-003  
SUBDIVISION Holmes Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1144  
FILING 1 BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) Shed. 200  
(1) OWNER Gay Riedeale NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 542-33 Rd. Clifton  
(1) TELEPHONE 434-0510 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
(2) APPLICANT Owner USE OF EXISTING BLDGS Storage Shed  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: New  
(2) TELEPHONE \_\_\_\_\_ SFK

**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 45%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 50' from center of ROW, whichever is greater  
Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
Maximum Height 33'  
CENS.T. 6 T.ZONE 30 ANNEX# \_\_\_\_\_

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 [Signature] Date 5-1-95

Department Approval Marcia Riedeale Date 5-1-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. Water WO #8281  
Sewer WO #8280

Utility Accounting Mellie Jowles Date 5-1-95

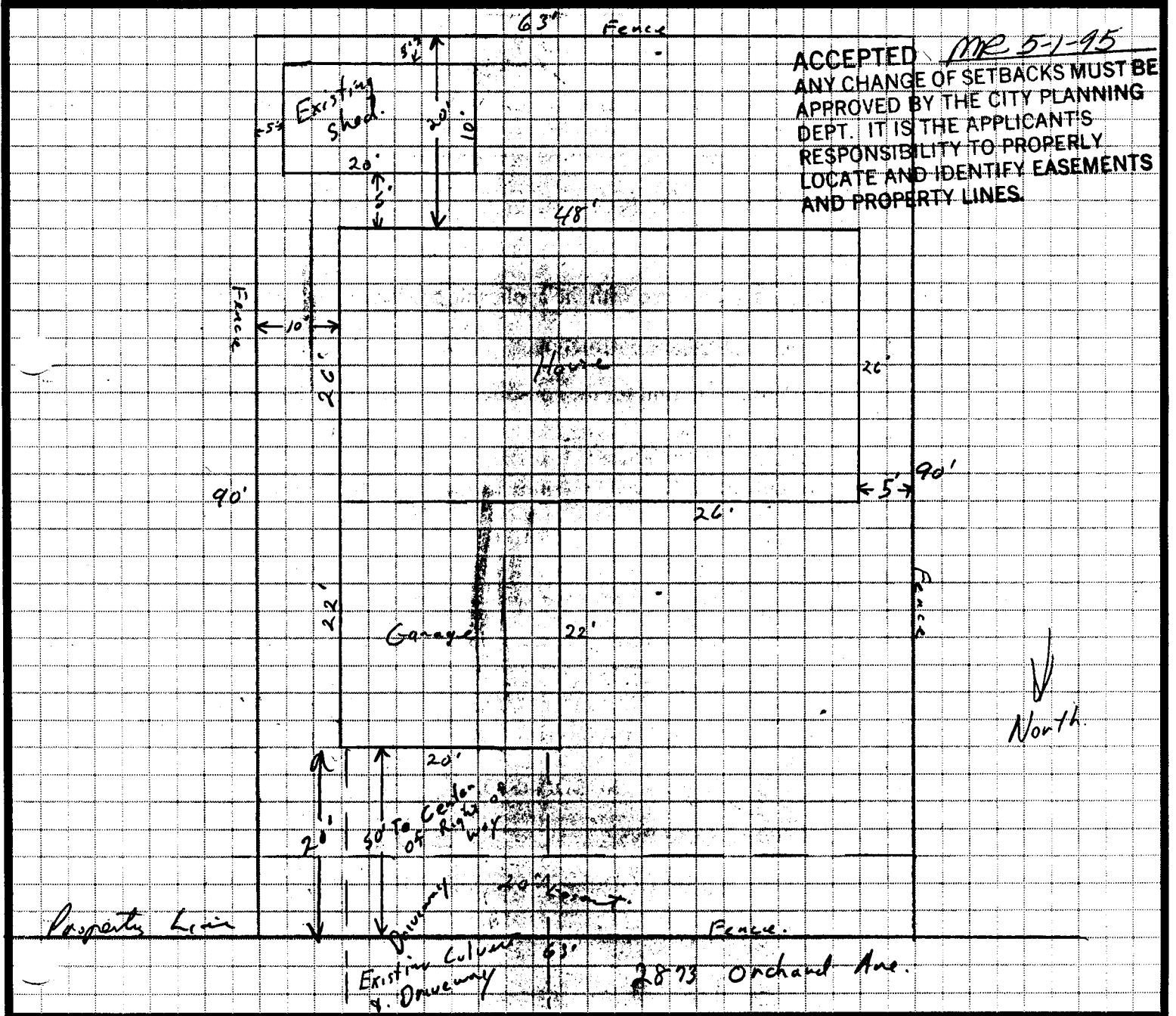
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

**IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

**ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.**



63  
 48  
 15