

FEE \$	10 ⁻
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 02005

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

5001-2080-10-4

BLDG ADDRESS 620 W. ORCHARD AVE TAX SCHEDULE NO. 2945-101-00-125

SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 30x40

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 1300[#]

(1) OWNER MARTIN + STEPHANIE CALEMAN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 620 W. ORCHARD AVE NO. OF BLDGS ON PARCEL

(1) TELEPHONE 241-3807 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS home

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: 30x40

(2) TELEPHONE _____ DETACHED GARAGE - PERSONAL Plumbing for future BR + SINK

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-10 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 10' from PL Rear 10' from PL Special Conditions garage use only - not for 2nd residence

Maximum Height 32' CENSUS 4 TRAFFIC 10 ANN# _____
setbacks used as if multi-family

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 J. Stephanie Coleman Date 9-12-97

Department Approval Pomnie Edwards Date 9-12-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Additional Date 9-12-97

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)

LAYOUT FOR
623 W ORCHARD AVE

ACCEPTED *Ronnie* 9/12/97
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.

(Garage use only.)

