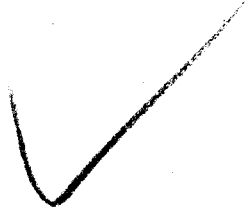


FEE \$	10-
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 61301

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



BLDG ADDRESS 1905 ORCHARD AVE TAX SCHEDULE NO. 294512405004

SUBDIVISION DEL RAY RESUBTE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 850

FILING \_\_\_\_\_ BLK 8 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1590

(1) OWNER BILL & HEATHER ARCIERI NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1905 ORCHARD AVE NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-9184 USE OF EXISTING BLDGS HOUSE TO LIVE IN

(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: ADDING

(2) ADDRESS \_\_\_\_\_ MASTER BATH, BEDROOM, BEDROOM #3 & BATH 2

(2) TELEPHONE \_\_\_\_\_

**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 RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Heather Arcieri Date 7-23-97

Department Approval Marcia Rubideau Date 7-23-97

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

Utility Accounting Tracy Shupe Date 7/23/97

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)

ORCHARD AVENUE  
62'5"

ACCEPTED MAR 7-33-97  
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.

71'3"

ADDITION IS 2ND STORY ON  
EXISTING BUILDING

\* NOT PART OF ADDITION

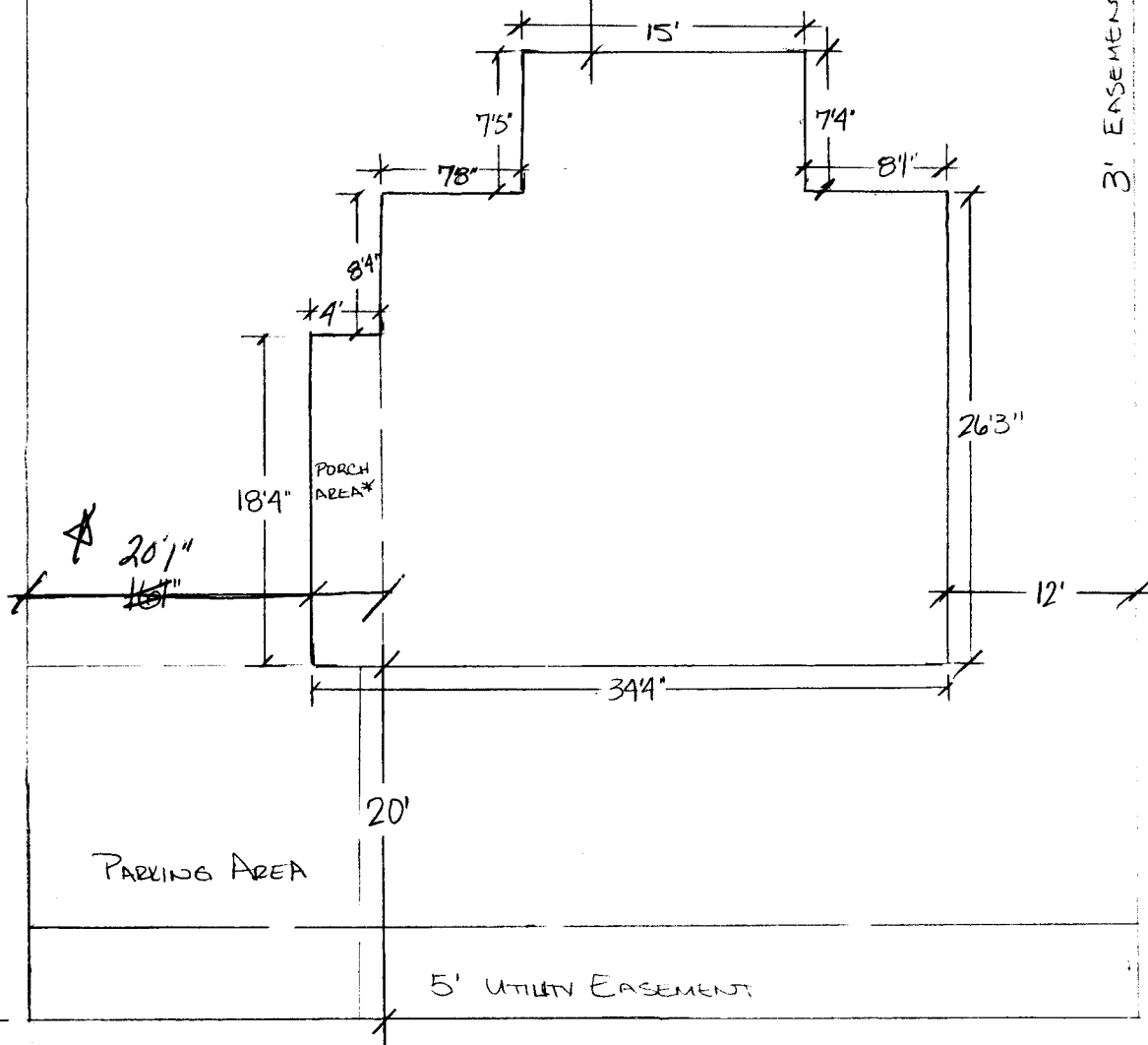
20'1" from property  
line to start of  
addition

19th  
STREET

125'

3' EASEMENT

NOT TO  
SCALE



PARKING AREA

5' UTILITY EASEMENT