

|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>00</sup> |
| TCP \$ | 0                |
| SIF \$ | 0                |



BLDG PERMIT NO. 11921

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

3012-1370-07-3

BLDG ADDRESS 2846 Orchard Av TAX SCHEDULE NO. 2943 072 00 023

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 480<sup>0</sup> 1000<sup>0</sup>

(1) OWNER Todd Tice NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2846 Orchard Av NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 217434 USE OF EXISTING BLDGS Home

(2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: remove existing GARAGE & Attach to Home

(2) ADDRESS \_\_\_\_\_

(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 RMF-16 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 36' CENSUS 6 TRAFFIC 29 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 Todd Tice Date 9-9-97

Department Approval Santa J. Castella Date 9-9-97

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

Utility Accounting [Signature] Date 9/9/97

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)

Sold To \_\_\_\_\_  
 Address \_\_\_\_\_

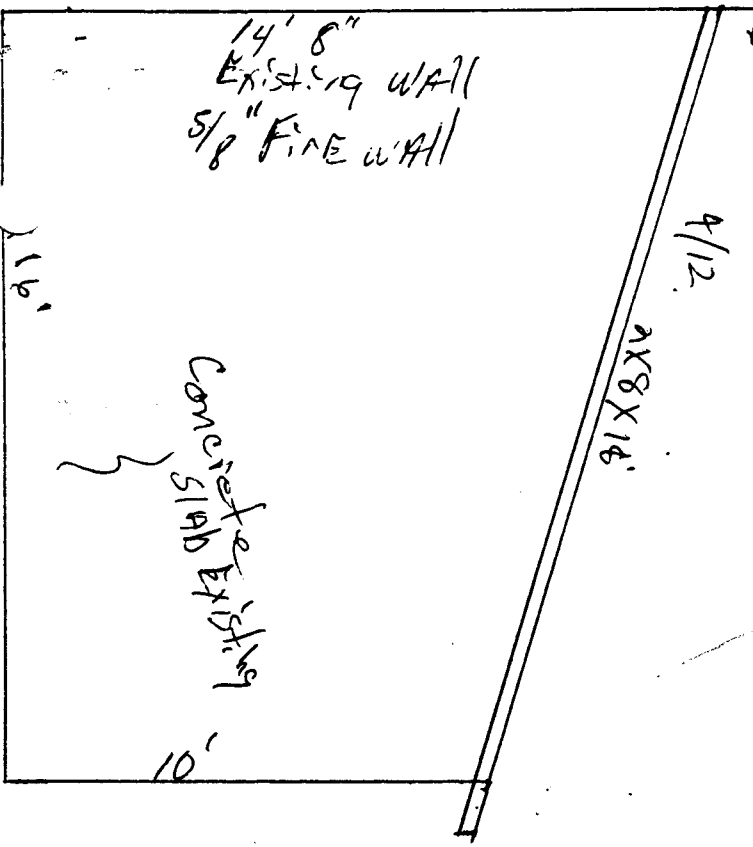
Delivered To \_\_\_\_\_

Customer Approval \_\_\_\_\_  
 Sold By \_\_\_\_\_  
 Delivery Date \_\_\_\_\_  
 PLAN NO. \_\_\_\_\_

SPECIAL INSTRUCTIONS \_\_\_\_\_

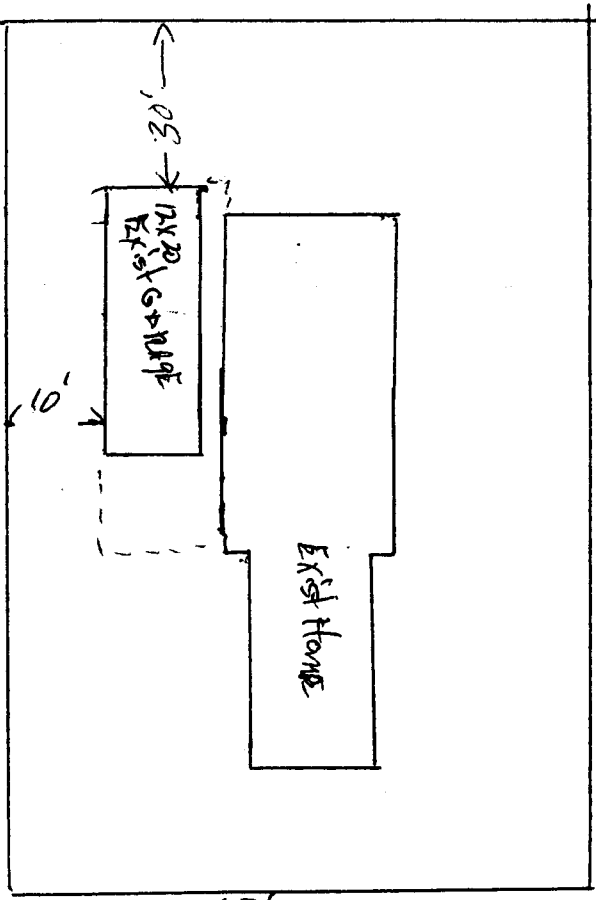
$\frac{16}{2} = 8$

EXIST'G WALL  
 TO NEW



ACCEPTED S/C 9/9/97  
 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.

NOTE: ALL DIMENSIONS SHOWN ARE FINISH TO FINISH



109 Orchard Ave

We have excluded all cabinets not listed on this sheet.

|       |  |
|-------|--|
| BOX   |  |
| DR.   |  |
| FINI  |  |
| QTY   |  |
| List  |  |
| Other |  |
| Net   |  |
| Sales |  |
| Total |  |

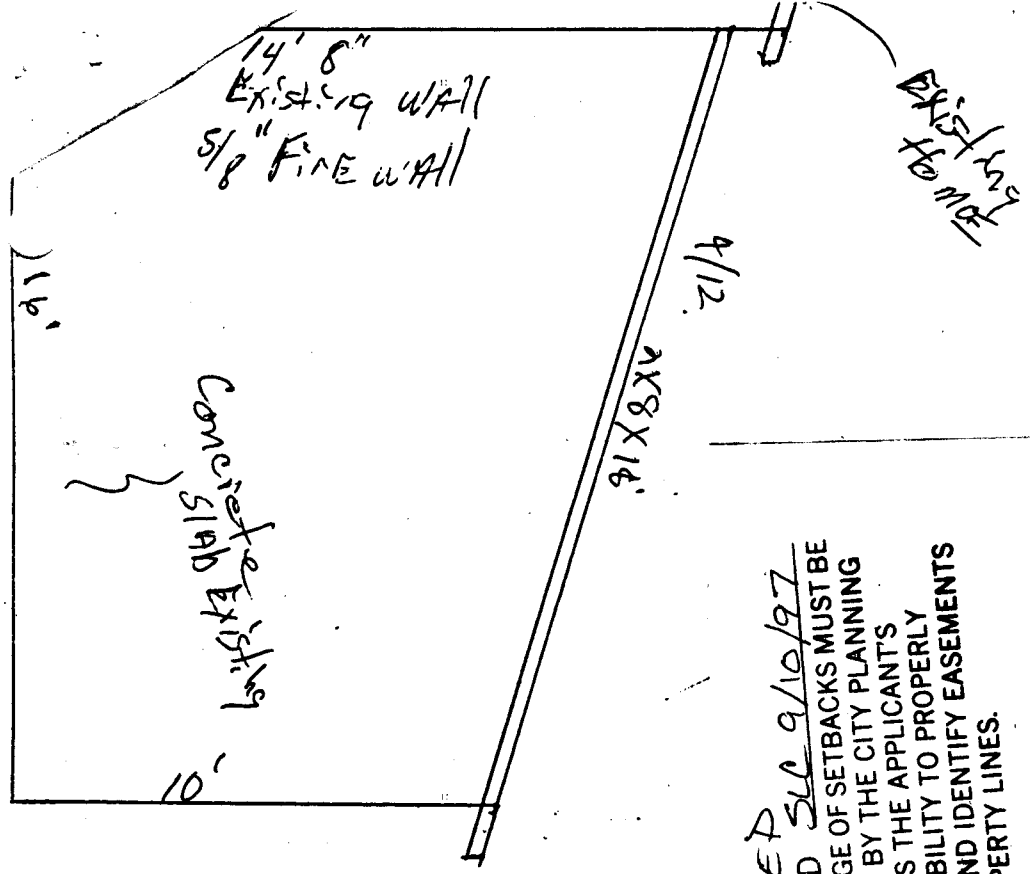
Sold To \_\_\_\_\_  
 Address \_\_\_\_\_

Delivered To \_\_\_\_\_

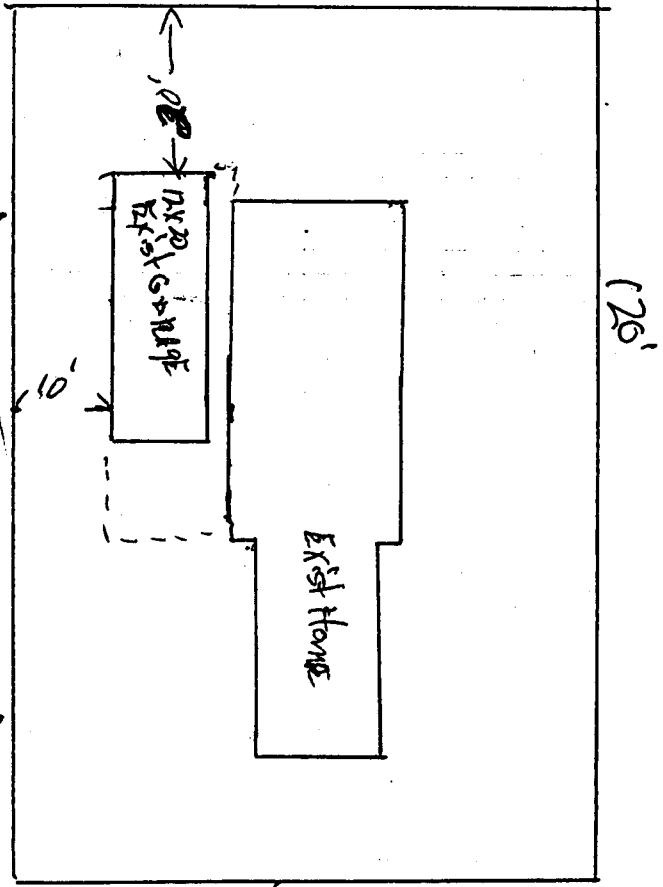
Customer Approval \_\_\_\_\_  
 Sold By \_\_\_\_\_  
 Delivery Date \_\_\_\_\_  
 PLAN NO. \_\_\_\_\_

SPECIAL INSTRUCTIONS \_\_\_\_\_

163  
 48



REVISED S/C 9/10/97  
 ACCEPTED SETBACKS MUST BE  
 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.



09 Orchard Ave

NOTE: ALL DIMENSIONS SHOWN ARE FINISH TO FINISH

We have excluded all cabinets not listed on this sheet.

|       |  |
|-------|--|
| BO    |  |
| DR    |  |
| FIL   |  |
| QTY   |  |
| List  |  |
| Other |  |
| Net   |  |
| Sales |  |
| Total |  |