

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. not reg'd

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 767 W ORCHARD AVE TAX SCHEDULE NO. 2945-104-03-005

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10'x10'

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2980 sq ft

(1) OWNER JAMES L QUACKENBUSH NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 767 W ORCHARD AVE

(1) TELEPHONE 970 245 7026 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS SF

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

(2) TELEPHONE _____ SHED

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-5 Maximum coverage of lot by structures 35%

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

Side 3' from PL Rear 10' from PL Special Conditions Cannot build in setback

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 Rochelle Quackenbush Date 5-4-98

Department Approval K. Valdez Date 5-4-98

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

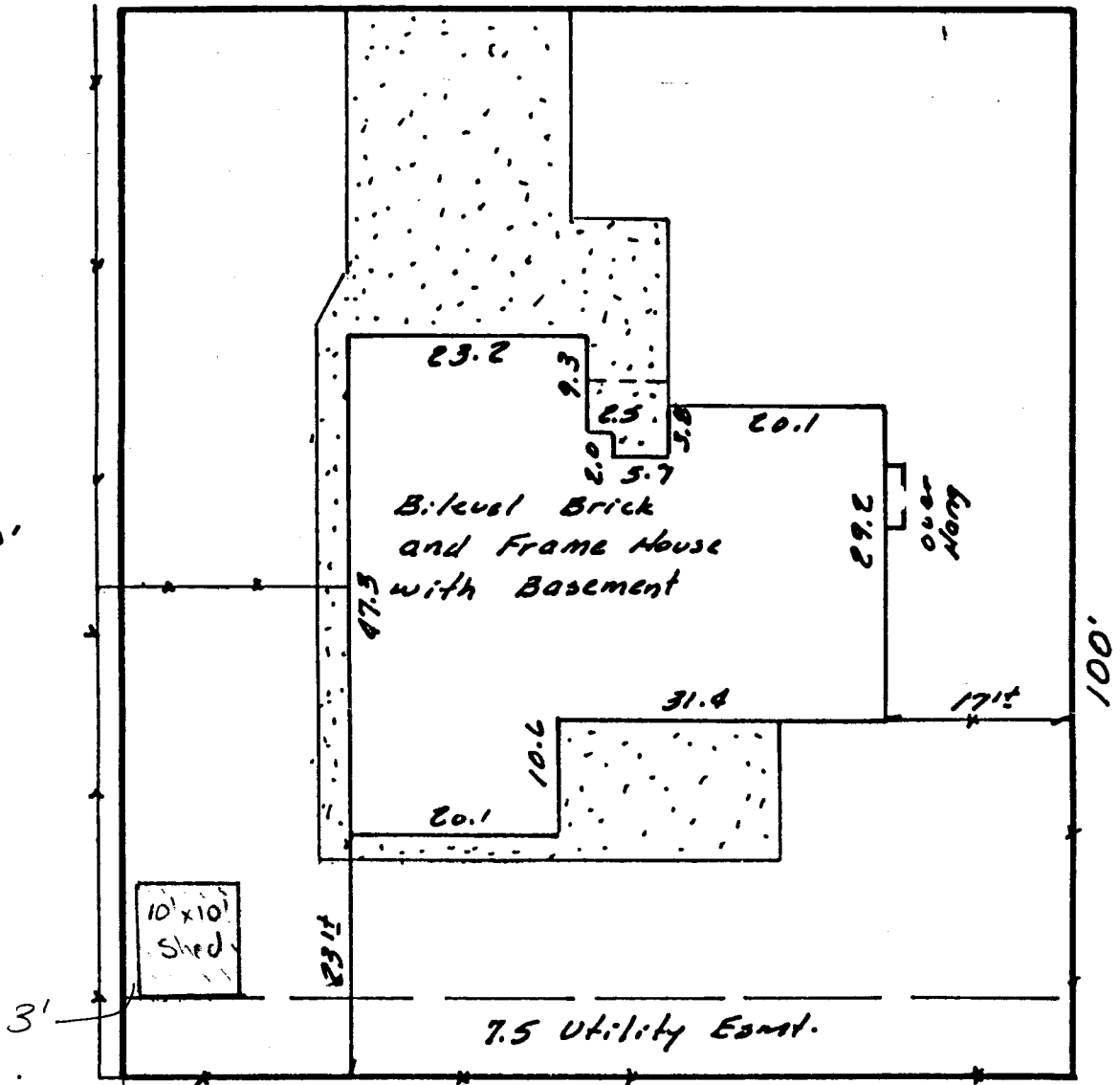
Utility Accounting [Signature] Date 5/4/98

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)

1767 West Orchard Avenue
90'

N
Scale 1" = 20'



This property does not fall within any apparent flood plain.
It is recommended that this property be surveyed.

ACCEPTED *K.V. 5.4.98*
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.