

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. not req'd

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2430 ~~ORCHARD~~ ORCHARD AVE TAX SCHEDULE NO. 2945-121-00-959

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6810' + 120 SQ FT

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 6810' + 90A'

(1) OWNER ORCHARD COMMUNITY CHURCH NO. OF DWELLING UNITS  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2430 ORCHARD AVE

(1) TELEPHONE 970-244-2958 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT GRANT HARVEY USE OF EXISTING BLDGS CHURCH

(2) ADDRESS 2847 A OXFORD AVE DESCRIPTION OF WORK AND INTENDED USE: REPLACE EXISTING SHED

(2) TELEPHONE 970-242-3300 10X12 SHED STORAGE

**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 — from property line (PL)  
 or — from center of ROW, whichever is greater

Side 3' from PL Rear 3' from PL

Maximum Height 32'

Parking Req'mt —

Special Conditions —

CENSUS 60 TRAFFIC 28 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 Grant J. Harvey Jr. Date 4-29-98

Department Approval Antonia Castella Date 5-14-98

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. #10866-6741 TR-85068

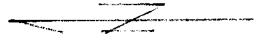
Utility Accounting CR Richardson Date 5-14-98

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)

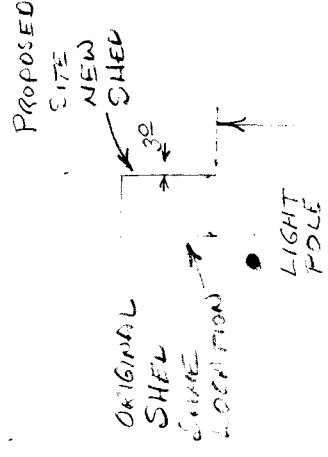
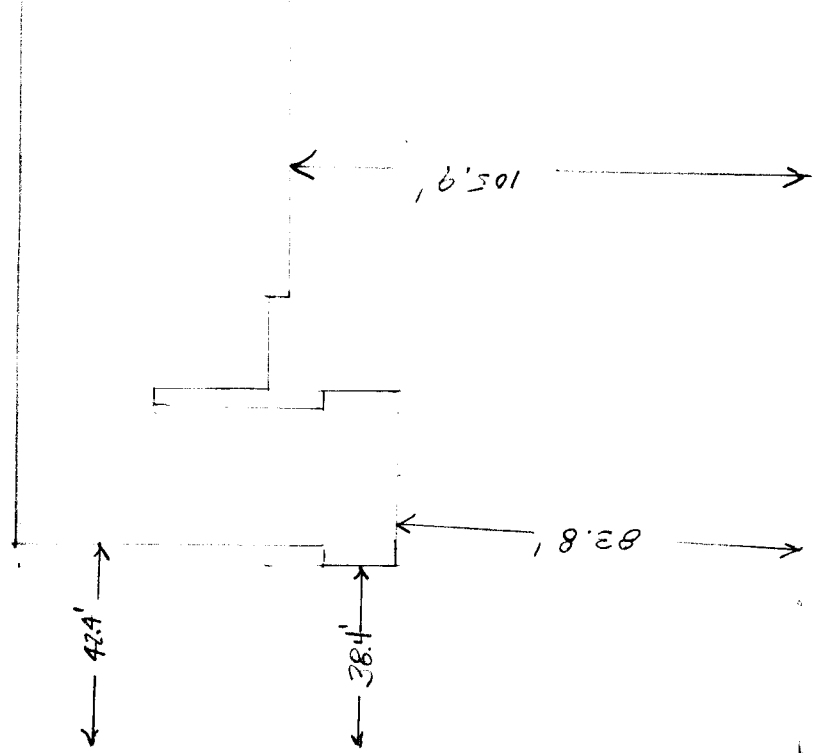
FENCE ↓

ACCEPTED SIC 5-14-98  
ANY CHANGES OR RETRACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



FENCE ↓

24th STREET



130'

SCALE 1" = 40'

ORCHARD AVE