

FEE \$	5.5
TCP \$	
SIF \$	



BLDG PERMIT NO. ~~67730~~ 67730

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



BLDG ADDRESS 2863 Orchard Ave TAX SCHEDULE NO. 2923.074-00.950  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Zion Assembly of God Church NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 0 THIS CONSTRUCTION  
 (1) ADDRESS 2867 Orchard Ave  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 0 THIS CONSTRUCTION  
 (1) TELEPHONE 243 0757  
 (2) APPLICANT Chris Williams USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 553 34 rd DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 434 7808 Williams

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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 KSF 8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Deer only  
 Maximum Height \_\_\_\_\_  
 CENSUS 0 TRAFFIC 20<sup>30</sup> 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 Chris Williams Date 11-16-98  
 Department Approval A. Valdez Date 11-16-98

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

Utility Accounting [Signature] Date 11/16/98

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)