

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO.	71984
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

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BLDG ADDRESS	<u>1210 Orchard Ave</u>	TAX SCHEDULE NO.	<u>2945-122-00-169</u>
SUBDIVISION	<u>N/A</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	_____
FILING BLK	_____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	<u>KENNETH & Arbellia Topliss</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>1210 Orchard Ave</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241-3318</u>	USE OF EXISTING BLDGS	<u>residence, garage</u>
(2) APPLICANT	<u>same</u>	DESCRIPTION OF WORK AND INTENDED USE:	_____
(2) ADDRESS	_____		
(2) TELEPHONE	_____		<u>replacing existing porch.</u>

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	<u>RSF-8</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	_____ from property line (PL)	Parking Req'mt	_____
or	<u>50'</u> from center of ROW, whichever is greater	Special Conditions	<u>same footprint as old porch</u>
Side	<u>5'</u> from PL	Rear	<u>15'</u> from PL
Maximum Height	<u>32'</u>	CENSUS	<u>6</u> TRAFFIC <u>28</u> ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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	<u>Kenneth V. Topliss</u>	Date	<u>9-15-99</u>
Department Approval	<u>Patricia Powell</u>	Date	<u>9-15-99</u>

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

Utility Accounting	<u>KAenka</u>	Date	<u>9/15/99</u>
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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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

