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

BLDG PERMIT NO. 12777



Your Bridge to a Better Community

BLDG ADDRESS 1905 ORCHARD AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1296
 TAX SCHEDULE NO. 2945.124.05.004 SQ. FT. OF EXISTING BLDGS 2300
 SUBDIVISION DEL RAY REPAT TOTAL SQ. FT. OF EXISTING & PROPOSED 3596
 FILING _____ BLK 8 LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER BILL & HEATHER ARCIERI NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 1905 ORCHARD AVE
 (1) TELEPHONE 245-9816w. USE OF EXISTING BUILDINGS LIVING SPACE
 (2) APPLICANT BILL & HEATHER ARCIERI DESCRIPTION OF WORK & INTENDED USE GARAGE ADDITION
PERSONAL USE.
 (2) ADDRESS 1905 ORCHARD AVE TYPE OF HOME PROPOSED:
 (2) TELEPHONE 245-9816w. 245-7255H Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) ADDITION

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 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL Parking Reqmt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 7 TRAFFIC 37 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 [Signature] Date 11-2-99
 Department Approval [Signature] Date 11/8/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>	Date	<u>11/8/99</u>

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)