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BLDG PERMIT NO.	69445
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94

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

BLDG ADDRESS	<u>2852 ORCHARD AVE</u>	TAX SCHEDULE NO.	<u>2943.071.01.000</u>
SUBDIVISION	<u>Rothhaupt</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>CARPORT 39658.4 SHED 8058.4</u>
FILING BLK	<u>1</u> LOT <u>10</u>	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER	<u>MANUEL GARCIA</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>2852 ORCHARD AVE</u>	BEFORE:	<u>2</u> AFTER: <u>3</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241-8276</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>SAME</u>	BEFORE:	<u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) ADDRESS	<u>SAME</u>	USE OF EXISTING BLDGS	<u>(1) HOUSE (1) SHED</u>
(2) TELEPHONE	<u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>CARPORT SHED</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-5</u>	Maximum coverage of lot by structures	<u>35%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	
or 15'	from center of ROW, whichever is greater	Special Conditions	<u>Cannot build in setbacks</u>
Side	<u>3'</u> from PL	Rear	<u>10'</u> from PL
Maximum Height	<u>32'</u>	CENSUS	<u>10</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>Manuel Garcia</u>	Date	<u>3-21-99</u>
Department Approval	<u>H. Valdes</u>	Date	<u>3-31-99</u>

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

Utility Accounting [Signature] Date 3/31/99

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)

ORCHARD AVE.

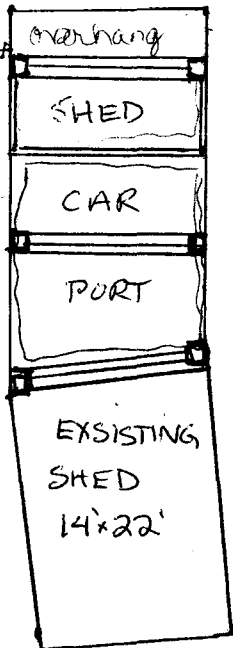
NORTH

46'

EXISTING HOUSE

60'

3 FOOT SPACE FROM PROPERTY LINE TO BLDG.



WANT TO PUT CAR PORT
ON EXISTING CEMENT PAD
DIMENSIONS: 18'x22' WITH
5'x16' SHED UNDERNEATH



5/31/99

Plumie

NOTED
DATE
BY
PROJECT
COMMENTS

28 1/2 Rd