

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

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

Add -  
 BLDG PERMIT NO. 749293



Your Bridge to a Better Community

BLDG ADDRESS 2207 Orchard SQ. FT. OF PROPOSED BLDGS/ADDITION 532#±  
 TAX SCHEDULE NO. 2945-124-03-004 SQ. FT. OF EXISTING BLDGS 1600#±  
 SUBDIVISION Del Rey Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2132#±  
 FILING \_\_\_\_\_ BLK 4 LOT 1 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER fred samson NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) ADDRESS 2207 Orchard Ave USE OF EXISTING BUILDINGS Home  
 (1) TELEPHONE 245-0364 DESCRIPTION OF WORK & INTENDED USE Shed  
 (2) APPLICANT fred samson TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2207 Orchard \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 245-0364 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 4590  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' to eave from PL, Rear 3' to eave from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 6 TRAFFIC 31 ANN# \_\_\_\_\_

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 Dancer Edwards Date 3-22-2000  
 for Fred Samson  
 Department Approval Santa Costello Date 3-22-2000

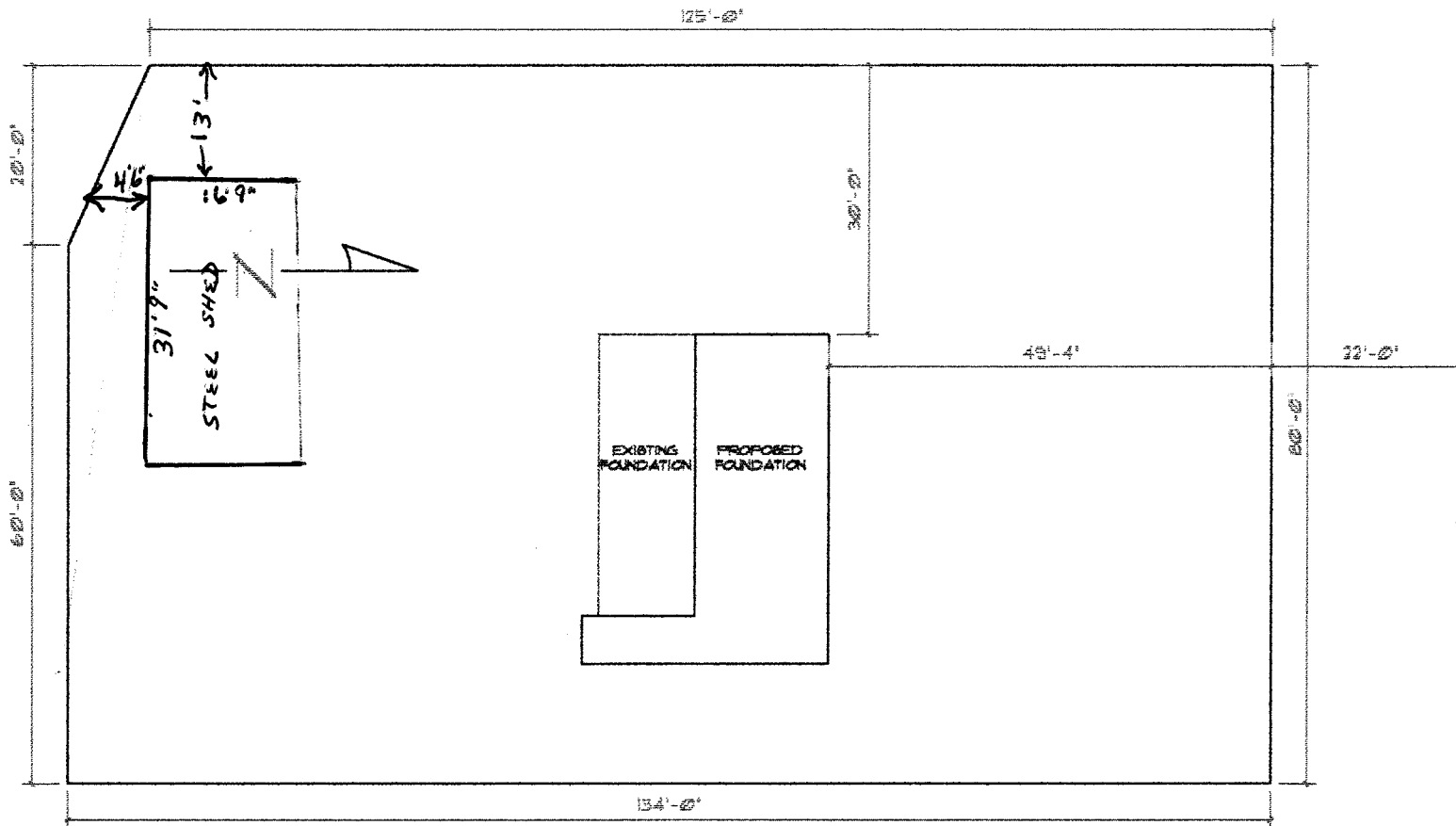
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>CM Cole</u>		Date <u>3/23/00</u>

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)

**Fred Samson**  
2207 Orchard Ave.  
Grand Junction, CO 81501  
(970) 245-0364

ACCEPTED SLC 3-22-00  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



**PLOT PLAN**  
SCALE 1" = 20'