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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

10384-6430

BLDG ADDRESS 2231 Orchard Ave SQ. FT. OF PROPOSED BLDGS/ADDITION None

TAX SCHEDULE NO. 2945-12403-002 SQ. FT. OF EXISTING BLDGS 1107

SUBDIVISION Regent Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1107

FILING - BLK 4 LOT Part of lot 3 NO. OF DWELLING UNITS:

(1) OWNER John + Robbie Dade Before: 1 After: 1 this Construction

(1) ADDRESS Same NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 1 Before: 2 After: 2 this Construction

(2) APPLICANT John Dade USE OF EXISTING BUILDINGS Home + porch

(2) ADDRESS 2231 Orchard DESCRIPTION OF WORK & INTENDED USE Window

(2) TELEPHONE 243-2126 TYPE OF HOME PROPOSED:

- Site Built     Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) None

**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 RMF-8 Maximum coverage of lot by structures 70%

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 6 TRAFFIC 31 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 John Dade Date 8-21-00

Department Approval Anta J. Costello Date 8-21-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>P. Vanover</u>	Date	<u>8/21/00</u>

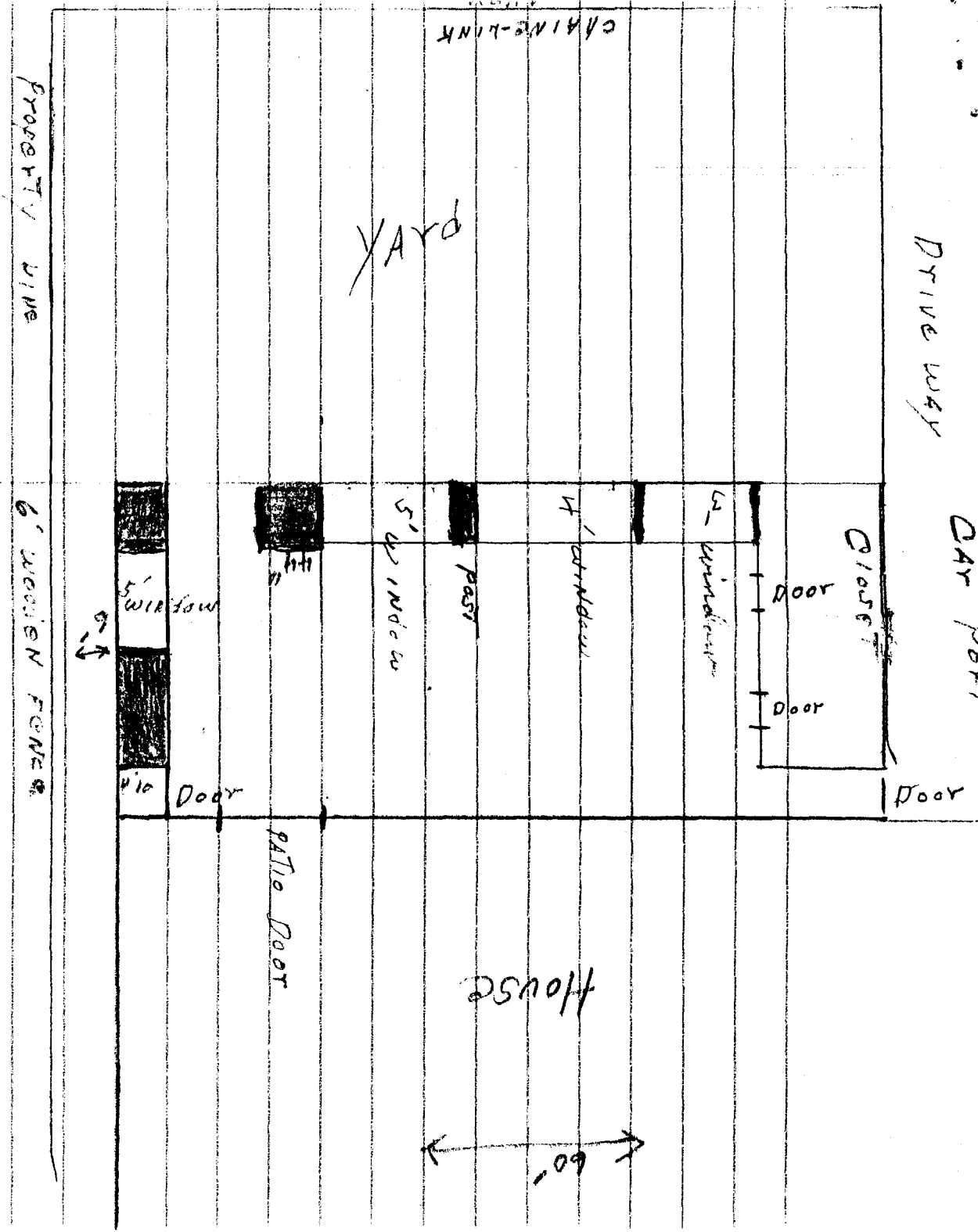
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)    (Yellow: Customer)    (Pink: Building Department)    (Goldenrod: Utility Accounting)

1 Door 6' 7 3/4"  
 1 Door 35" 8 1/4"  
 10 2 x 4  
 4 SIDING Ply Board  
 OUT SIDING

ACCEPTED SLC 8/12/00  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2-5' windows 310.00  
 1 4' " 138.00  
 1 3' " 119.00  
 4-569.00  
 2-35 1/2" Doors @ 169 238.00



PROPERTY LINE 6' WOODEN FENCE

60°