

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

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

BLDG PERMIT NO. 82966



BLDG ADDRESS 1522 orchard ave SQ. FT. OF PROPOSED BLDGS/ADDITION 100 sq feet
 TAX SCHEDULE NO. 2945-122-06-017 SQ. FT. OF EXISTING BLDGS 1517
 SUBDIVISION wcovered TOTAL SQ. FT. OF EXISTING & PROPOSED 1617 feet
 FILING _____ BLK 3 LOT 3 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Kevin Doepfel
Doepfel
 (1) ADDRESS 1522 orchard ave
 (1) TELEPHONE 970-245-6626
 (2) APPLICANT Kevin Doepfel
 (2) ADDRESS 1522 orchard ave
 (2) TELEPHONE 970 245-6626
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE Bathroom
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ 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 RMF-8 Maximum coverage of lot by structures 70%
 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 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 6 TRAFFIC 28 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 _____
 Department Approval C. Jaye Gibson Date 10/16/01

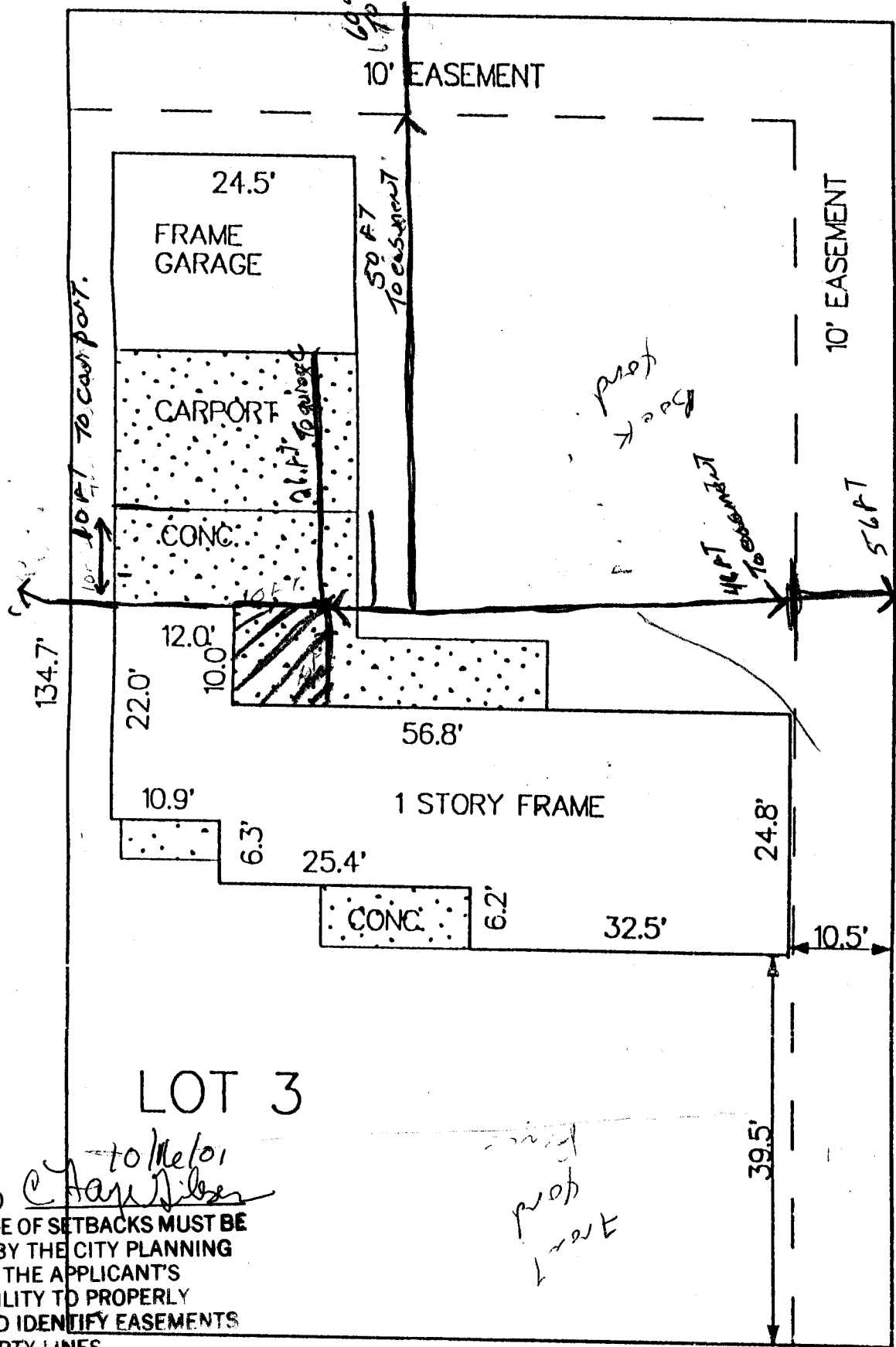
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>11339</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/16/01</u>

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)

69' PROPERTY LINE
83.7'

28 FT To rear side
of Bathroom.
18 To side wall.



56 FT To easement

LOT 3

to Metro
Chandler

ACCEPTED
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

83.7'

ORCHARD AVENUE

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

OK
B