

FEE \$	10.00
TCPS	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81451



Your Bridge to a Better Community

AC

BLDG ADDRESS 2507 ORCHARD
 TAX SCHEDULE NO. 2945-124-02-026
 SUBDIVISION Melrose

SQ. FT. OF PROPOSED BLDGS/ADDITION 1536 sq Ft
 SQ. FT. OF EXISTING BLDGS 2500 sq Ft
 TOTAL SQ. FT. OF EXISTING & PROPOSED 4036

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Charles Crooks

(1) ADDRESS 2507 Orchard

(1) TELEPHONE 255-8550

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE garage

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
 SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt 2
 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 Charles Crooks Date 8-6-01
 Department Approval Cheryl Johnson Date 8-6-01

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>Marshall Cole</u>	Date <u>8/6/01</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)

ORCHARD AVE

DRIVEWAY

140

120

100

80

60

40

20

3 SETBACK

5 SETBACK

72

60

40

20

Alley

24'

13'

36'

24'

13 1/4'

32'

24'

EXISTING HOUSE

PROPOSED GARAGE

8/16/01
ACCEPTED C. Fayerherren
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.

