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

BLDG PERMIT NO. 82198



Your Bridge to a Better Community

BLDG ADDRESS 2856 Orchard Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 8x18

TAX SCHEDULE NO. 2943-071-01-008 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS: Before: _____ After: _____ this Construction

NO. OF BUILDINGS ON PARCEL Before: _____ After: _____ this Construction

(1) OWNER James Pratt

(1) ADDRESS 2856 Orchard Ave

(1) TELEPHONE 241-8892

USE OF EXISTING BUILDINGS _____

(2) APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE Porch

(2) ADDRESS Same

TYPE OF HOME PROPOSED: _____ Site Built _____ Manufactured Home (UBC) _____ Manufactured Home (HUD) _____ Other (please specify) _____

(2) TELEPHONE Same

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-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20/25 from property line (PL) or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____

Side 5/3 from PL, Rear 25/5' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 6 TRAFFIC 29 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 James Pratt Date 11/05/01

Department Approval Pat Bushman Date 11-05-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>0577</u>
Utility Accounting	<u>Kate Eckman</u>	Date	<u>11/5/01</u>

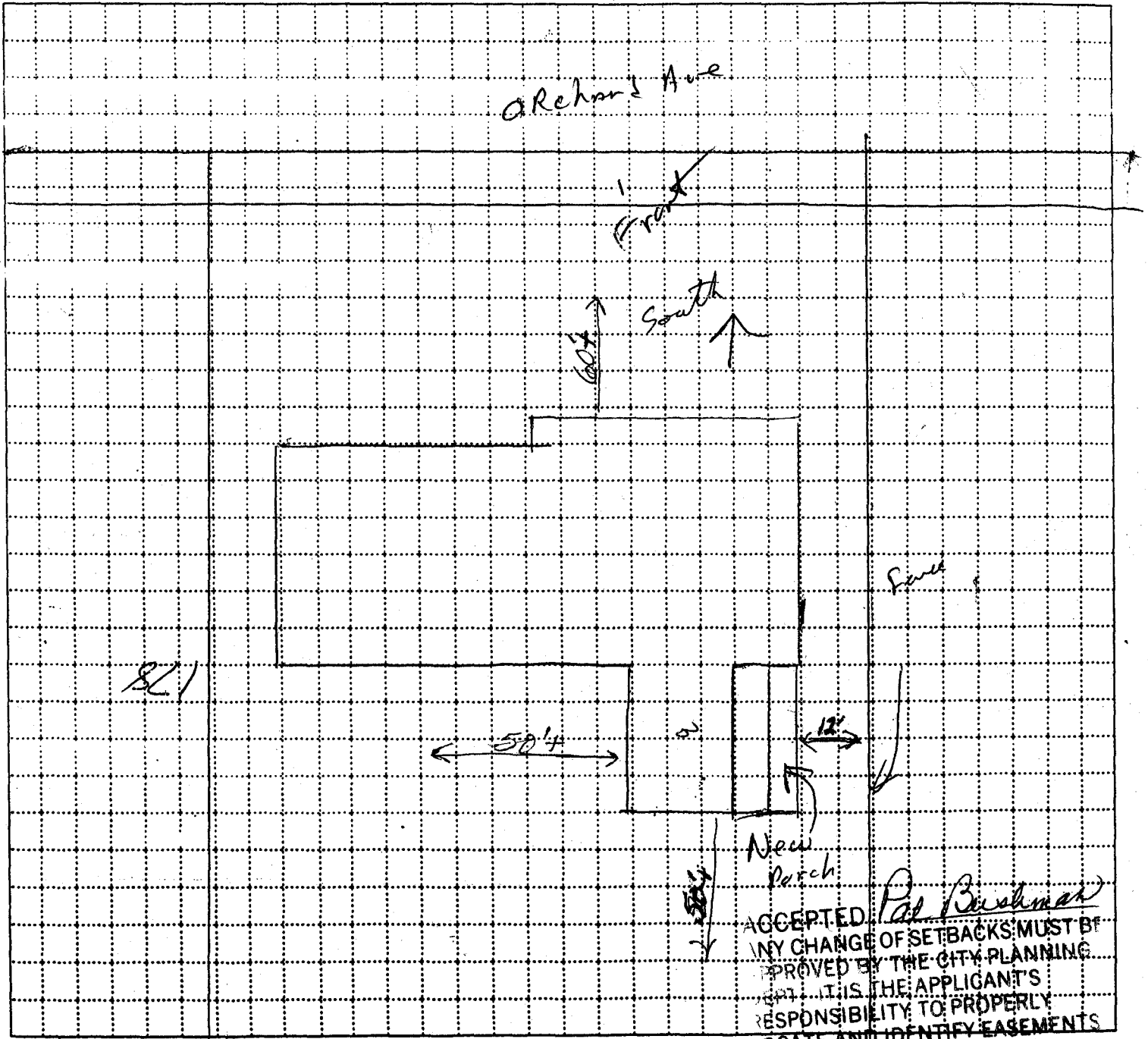
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



ACCEPTED. *Pat Bushman*
 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. 11-05-01

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