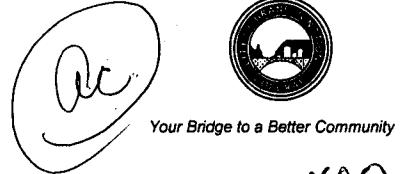


FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 86264



BLDG ADDRESS 1357 Orchard SQ. FT. OF PROPOSED BLDGS/ADDITION 400

TAX SCHEDULE NO. 2945-123-DZ-006 SQ. FT. OF EXISTING BLDGS 1,500

SUBDIVISION Eastholm in Grand Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1,900

FILING \_\_\_\_\_ BLK 1 LOT 4 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Dennis Svaldi NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 1357 Orchard USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 243-7097 DESCRIPTION OF WORK & INTENDED USE Garage

(2) APPLICANT Dennis Svaldi TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1357 Orchard

(2) TELEPHONE 243-7097

**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 3' from PL, Rear 5' from PL Parking Req'mt 2

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

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Dennis Svaldi Date \_\_\_\_\_

Department Approval Joyce Wilson Date 9/12/02

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>Debi Dewholt</u>	Date	<u>9/12/02</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)

1357<sup>N.</sup> Orchard Ave.

D. Svaldi

Sidewalk

yard

26'  
↑  
↓  
Driveway

existing structure

60'

15'

15'

5'

yard

14'

yard

fence

20'  
proposed structure

20'

45'

15'

Dirt parking

15'

Driveway

80'

120'

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

9/12/02  
C. Taylor  
Alley

lot 9,600 sq. ft.