

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

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

BLDG PERMIT NO. 84543



Your Bridge to a Better Community

*100*

BLDG ADDRESS 1925 ORCHARD AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 352

TAX SCHEDULE NO. 2945-124-05-002 SQ. FT. OF EXISTING BLDGS 1950

SUBDIVISION DEL RAY REPLAT TOTAL SQ. FT. OF EXISTING & PROPOSED 2,302

FILING 1 BLK 8 LOT 3

NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

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

(1) OWNER MONTY & GAIL ATKINSON

(1) ADDRESS 1925 ORCHARD AVE GT

(1) TELEPHONE 245-0959

USE OF EXISTING BUILDINGS RESIDENTIAL LIVING SPACE

(2) APPLICANT SB CONSTRUCTION

DESCRIPTION OF WORK & INTENDED USE ADDITION TO HOUSE  
DINING ROOM, MUSIC ROOM

(2) ADDRESS 2570 ORCHARD AVE GT

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

(2) TELEPHONE 970 256-0869, 260-3042

**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't 112

Maximum Height 35 Special Conditions TB

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).

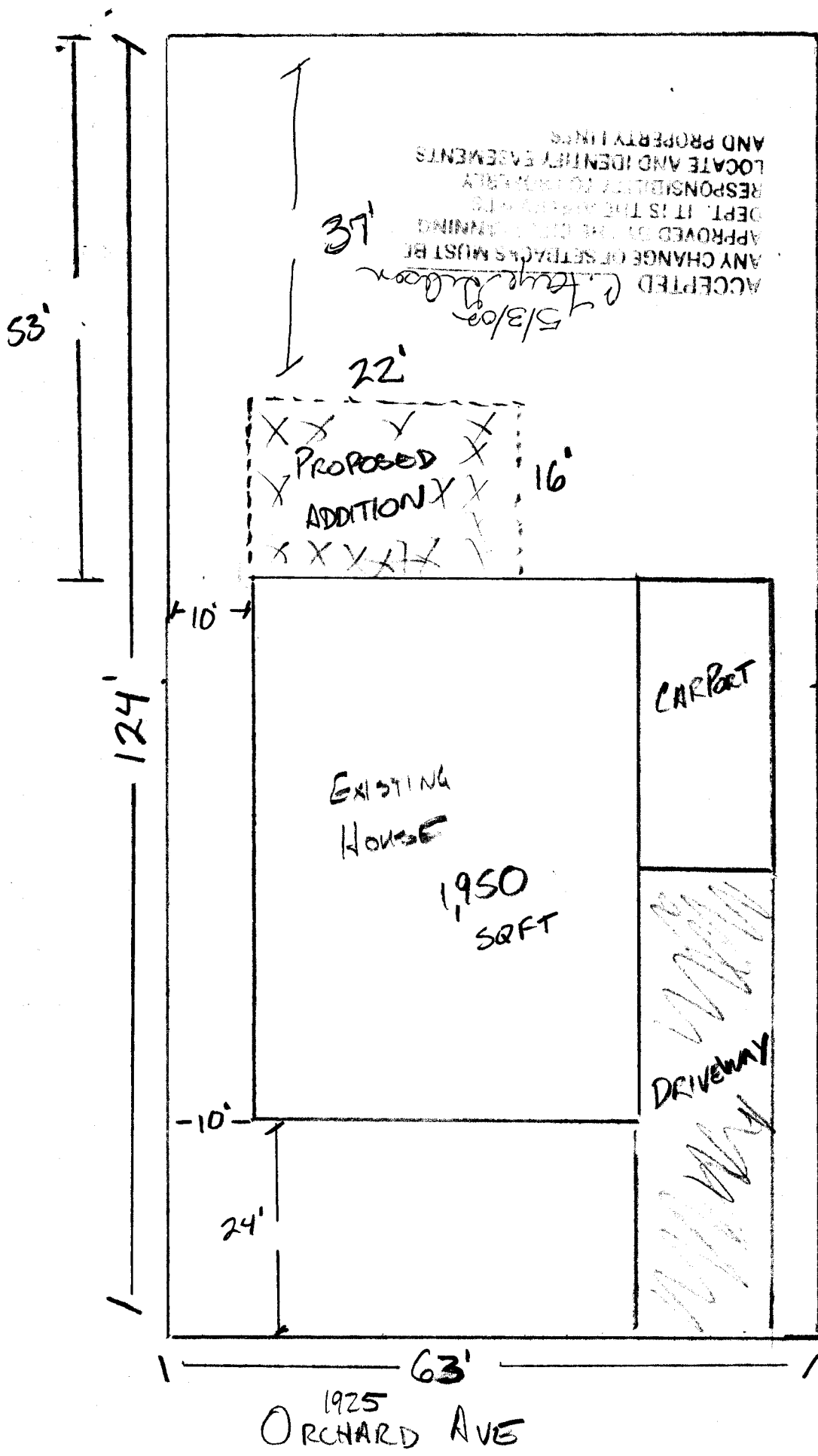
Applicant Signature [Signature] Date 5-3-02

Department Approval [Signature] Date 5/3/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Bensley</u>		Date <u>5/3/02</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)



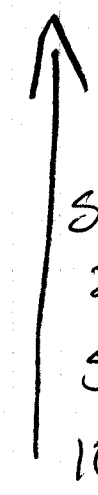
1925 ORCHARD AVE

LOT-63x124

HOUSE-1,950 SQ FT

PROPOSED ADDITION- 352 SQ FT

RMF 8



SETBACKS  
20' FRONT  
5' SIDES  
10' REAR



FROM 22' TO 23' 2"

WIDEN ADDITION

PROPOSED CHANGE -

ACCEPTED *6-10-02* ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

37'

5/3/02 23' 2" 22'

53'

124'

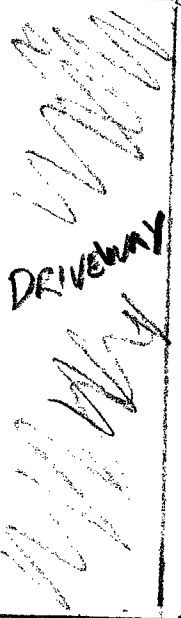
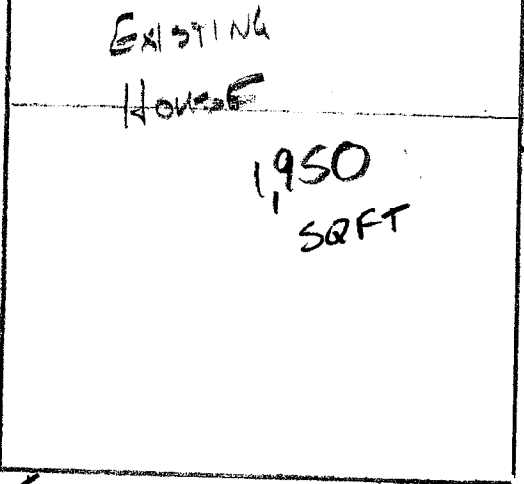
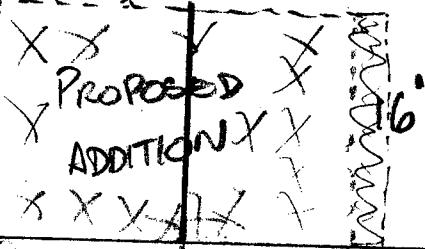
10'

10'

24'

63'

1925 ORCHARD AVES



1925 ORCHARD AVE  
5291

LOT-63x124

HOUSE-1950 SQ FT

PROPOSED ADDITION 352 SQ FT

RMF 8



SETBACKS  
20' FRONT  
5' SIDES  
10' REAR

ALLEY



ACCEPTED *6-10-02* ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. *Stephan Anderson*