

FEE \$	10,000
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2139 Orchard Ave. No. of Existing Bldgs 1 No. Proposed 12  
 Parcel No. 2945-124-03-005 Sq. Ft. of Existing Bldgs 1,500 Sq. Ft. Proposed 200  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel .242 acres  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 11 ft.

**OWNER INFORMATION:**

Name Ulrich Bischoff  
 Address 2139 Orchard Ave.  
 City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Garden Shed

**APPLICANT INFORMATION:**

Name Ulrich Bischoff  
 Address 2139 Orchard Ave.  
 City / State / Zip Grand Junction, CO 81501  
 Telephone (970) 243-4293

**\*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 - Accessory Maximum coverage of lot by structures 70%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 3' from PL Rear 5' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions Placement of Shed in back yard  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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).

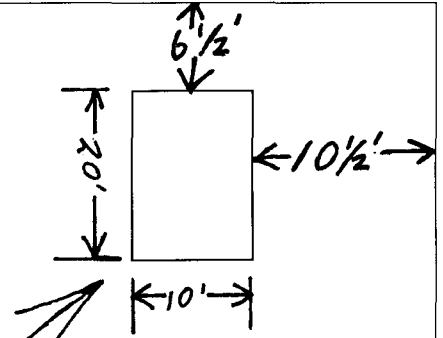
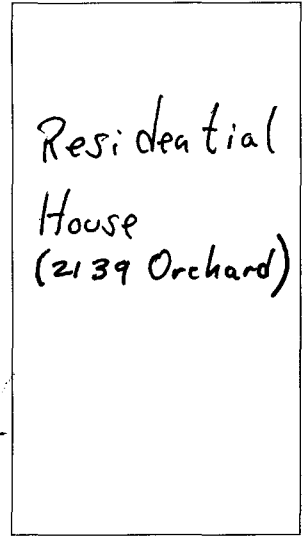
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/3/05  
 Department Approval [Signature] Date 3/4/05

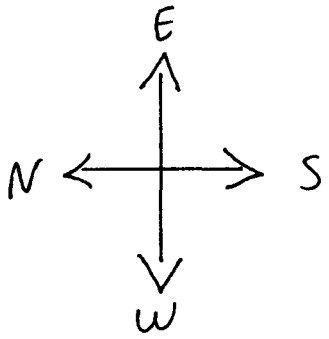
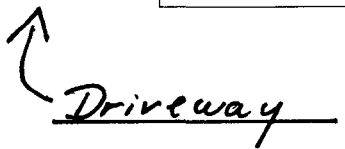
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No: \_\_\_\_\_  
 Utility Accounting D Overholt Date 3/4/05

Proposed Site-Plan for shed to be located on the property of 2139 Orchard Ave.

← Orchard Ave →



Proposed shed location



ACCEPTED B Paulson 3/4/05  
ANY CHANGES OR SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Proposed by the property owner on 3/3/2005.

Ulrich Bischoff