

FEE \$	500
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 80030



Your Bridge to a Better Community

(2)

BLDG ADDRESS 1004 Orchard SQ. FT. OF PROPOSED BLDGS/ADDITION None  
 TAX SCHEDULE NO. 2945-111-11-019 SQ. FT. OF EXISTING BLDGS 1060  
 SUBDIVISION Montroy Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1060  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 NO. OF DWELLING UNITS: Improve 240 sqft  
 Before: 2 After: 2 this Construction  
 (1) OWNER Charles + Johanna Peters NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 1004 Orchard ave USE OF EXISTING BUILDINGS Garage + Carport  
 (1) TELEPHONE 243 2182 DESCRIPTION OF WORK & INTENDED USE Bath Rooms  
Change Bed Room  
 (2) APPLICANT Charles + Johanna Peters TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1004 Orchard ave \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 243 2182 \_\_\_\_\_ 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 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions Single Family Residential  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# only

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 + Johanna Peters Date \_\_\_\_\_  
 Department Approval Nishi Wagner Date 5/24/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Dobi Overholt</u>		Date <u>5/24/07</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)

Richard  
Streets & Sidewalk

60'

9' 9"

Street + Side Walk 10th St

Remove Wall + Door  
Remove Roofing + Gutters  
Remove Windows

Bearing Wall

Remove Windows

Shower  
Bath Tub  
Sewer

Heat

Door

Sink  
Stove

15'

Garage

Driveway

Fence  
127' 1/2"

9'

Fence

Fence

ACCEPTED  
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.

*John H. [Signature]*  
2/27/27