

FEE \$ <u>5.00</u>
TCP \$ _____
SIF \$ _____

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

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

Building Address 2887 Orchard Ave No. of Existing Bldgs 3 No. Proposed 3  
 Parcel No. 2943-074-02-002 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel 378  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) no change

**OWNER INFORMATION:**

Name George Blanka  
 Address 2887 Orchard Ave  
 City / State / Zip Grand Jct, 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Todd DeJong  
 Address 1726 O St.  
 City / State / Zip Grand Jct Colo 81521  
 Telephone 261-3790

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Changing Garage into master bedroom w/ a bath

**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 RMF8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

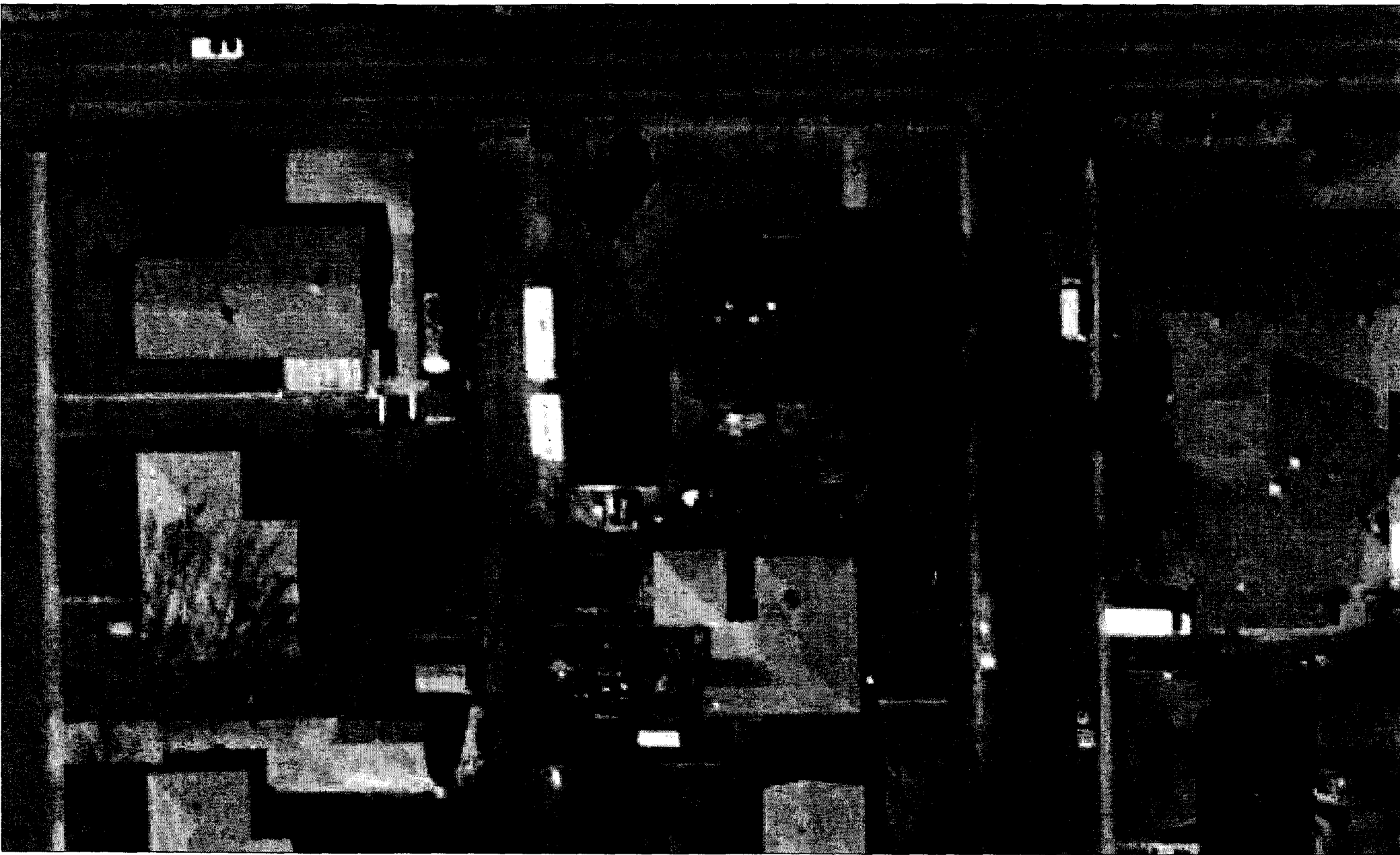
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

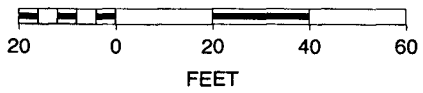
Applicant Signature Todd DeJong Date 11-1-04  
 Department Approval Blawie Date 11/1/04

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. _____
Utility Accounting	<u>D Overholt</u>		Date <u>11/1/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 477



N

