

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

11336-7039

Building Address 1616 ORCHARD AVENUE

No. of Existing Bldgs 3 No. Proposed N/A

Parcel No. 2945-122-06-014

Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 500

Subdivision WEAVER

Sq. Ft. of Lot / Parcel APPROX. 7200

Filing _____ Block 1 Lot LOT 6 + W 5 FT. LOT 7

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) APPROX 2500

OWNER INFORMATION:

Height of Proposed Structure SAME AS HOUSE

Name LESLEY R. & THERESA E. MCPHERSON

DESCRIPTION OF WORK & INTENDED USE:

Address 1616 ORCHARD AVENUE

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): EXTERIOR REMODEL

City / State / Zip GRAND JUNCTION CO 81501

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name LESLEY R. & THERESA E. MCPHERSON

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address 1616 ORCHARD AVENUE

City / State / Zip GRAND JCT CO 81501

NOTES: CONSTRUCTION OF TWO

Telephone 970.243.7356

PORCHES WITHIN EXISTING FRAME & BUILDING ENVELOPE

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>BMF-8</u>	Maximum coverage of lot by structures <u>7070</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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 [Signature] Date 06/28/2005

Department Approval [Signature] Date 6/29/05

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>Porch</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/29/05</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)

City of Grand Junction GIS City Map ©

Parcels

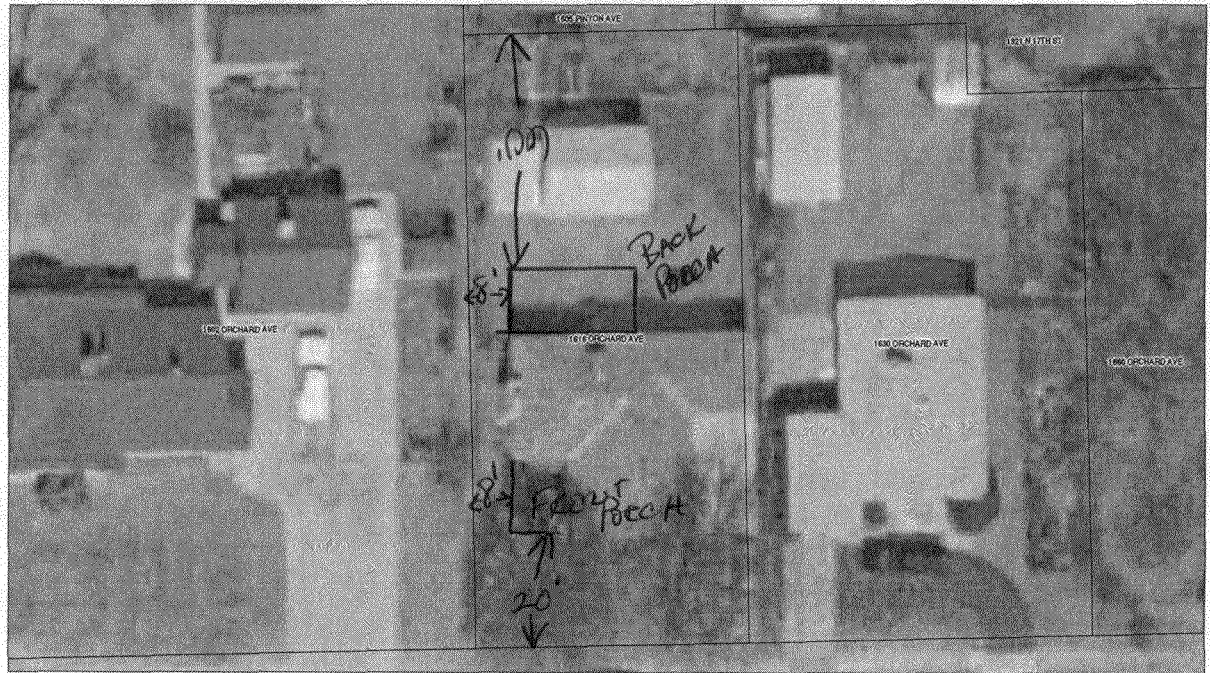
□ Address Label

Air Photos

▣ 2002 Photos

— Highways

— Streets 2



SCALE 1 : 506



N



ACCEPTED *C. Celaslos*
C. Jay Hall
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.