

FEE \$ 10.00
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

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

Building Address 340 Orchard Ave  
 Parcel No. 2945-112-20-001  
 Subdivision Mt. View Add  
 Filing \_\_\_\_\_ Block 2 Lot 1

No. of Existing Bldgs 3 No. Proposed 3  
 Sq. Ft. of Existing Bldgs 1768 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 8,929.8  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Tracy Hughes  
 Address 340 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Tracy Hughes  
 Address 340 Orchard Ave  
 City / State / Zip Grand Junction, CO 81501  
 Telephone 270-8270

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

NOTES: \_\_\_\_\_

**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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</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>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u><del>35'</del> 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 Tracy Hughes Date Jan 23, 06  
 Department Approval Raymond Henderson Date 1-23-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>W Overholt</u>	Date <u>1/23/06</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)

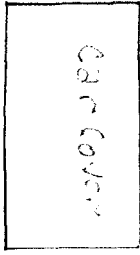
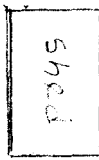
36'-0"

1-23-06

ACCEPTED Baylen Henderson  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. PERMITS SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION. SETBACKS SHALL BE MEASURED TO THE EXTERIOR FINISH OF THE STRUCTURE. SETBACKS SHALL BE MEASURED TO THE EXTERIOR FINISH OF THE STRUCTURE. SETBACKS SHALL BE MEASURED TO THE EXTERIOR FINISH OF THE STRUCTURE.

Fence

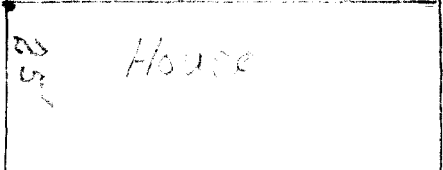
Fence



52'-06"

36'

10'-6"



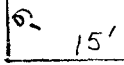
House

25'

31'

26'

driveway



Proposed Addition

6'

15'

42'

36'



# 2945-112-20-001

Property Parcel:

340 Orchard 81501

Tracy Hughes

20'

47'

72'-06"

Orchard Ave

scale: 1/16" = 1'