

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

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

C625-3813-
 BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 620 W ORCHARD AVE SQ. FT. OF PROPOSED BLDG ADDITION 3208 #

TAX SCHEDULE NO. 2945-101-00-125 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION ELON 14 M+B NBHD 1 TOTAL SQ. FT. OF EXISTING & PROPOSED 3208 #

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER MARTIN & STEFANIE COLEMAN

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 620 W ORCHARD AVE

USE OF EXISTING BUILDINGS SINGLE FAMILY HOME

(1) TELEPHONE (970) 216-2786

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY HOME

(2) APPLICANT MARTY COLEMAN

TYPE OF HOME PROPOSED:

(2) ADDRESS 620 W ORCHARD AVE

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

(2) TELEPHONE (970) 216-2786

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 R-12

Maximum coverage of lot by structures 75%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 40' Driveway OK Bid

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 9-24-07

Department Approval [Signature]

Date 9/24/07

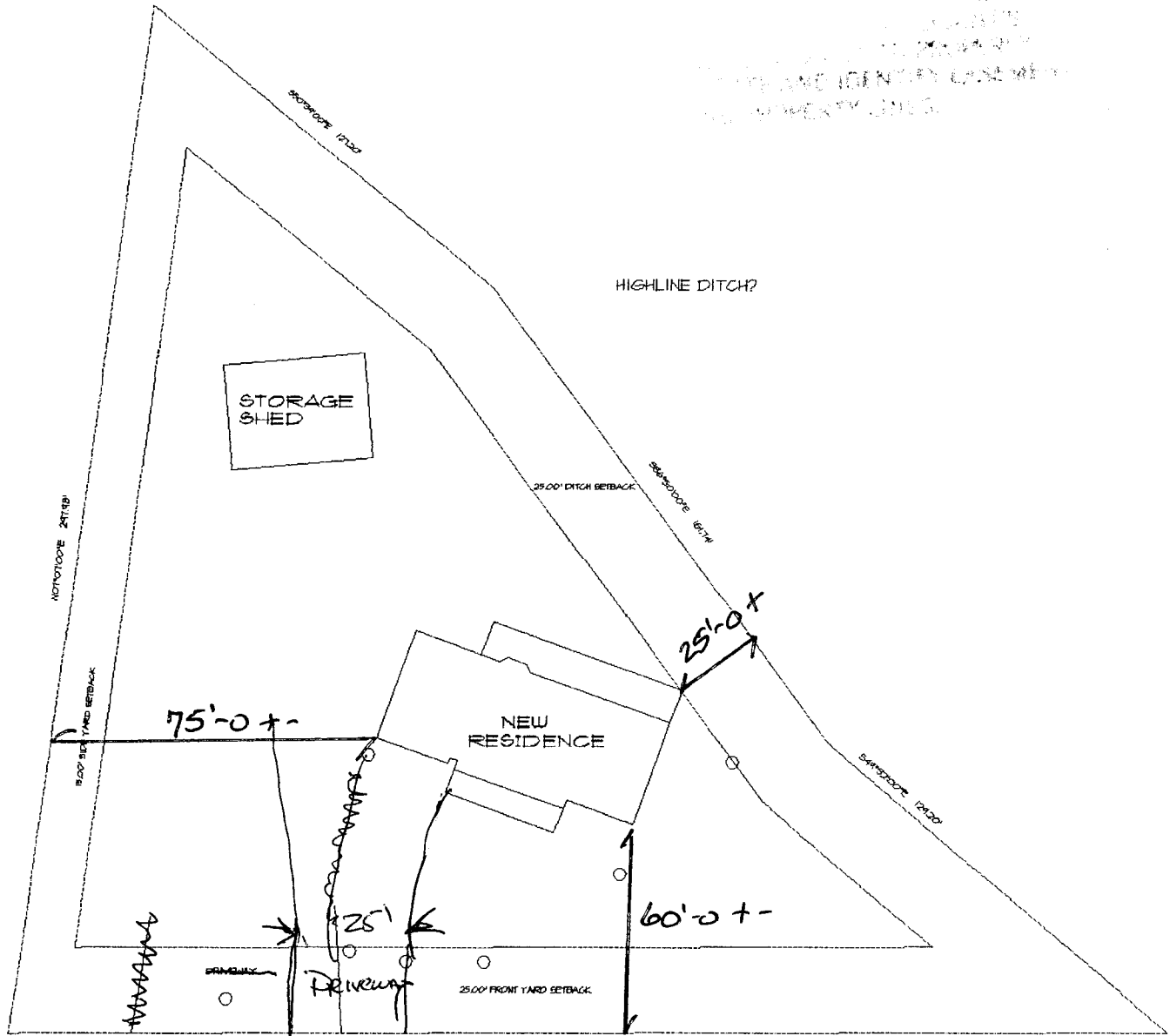
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9-24-07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

9-24-07

GLH. fat Denby

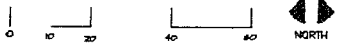
NOTE: THE PROPOSED
 HOME AND IDENTIFY EXISTING
 UTILITY LINES.



SITE PLAN

WEST ORCHARD AVENUE

SCALE: GRAPHICALLY NOTED



620 WEST ORCHARD AVENUE
 PARCEL NO. 29445-101-00-125
 MESA COUNTY, CITY OF GRAND JUNCTION
 COLORADO

Driveway OK
 Gayle Henderson