

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

# PLANNING CLEARANCE

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

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



Your Bridge to a Better Community

110538-6176

BLDG ADDRESS 817 ORCHARD AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1000 SF GARAGE

TAX SCHEDULE NO 2945-114-08-003 SQ. FT. OF EXISTING BLDGS 1600 SF RES.

SUBDIVISION LOT 3 BLOCK 2 TOTAL SQ. FT. OF EXISTING & PROPOSED 2600 SF

FILING \_\_\_\_\_ BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER BRAD & BARBARA DAVENPORT NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 2265 TANGLEWOOD RD USE OF EXISTING BUILDINGS SIF RESIDENCE  
G.S. 81503

(1) TELEPHONE 970-243-5839 DESCRIPTION OF WORK & INTENDED USE GARAGE & REMODEL  
EXISTING 135sqft.

(2) APPLICANT [Signature] TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) STICK FRAME GARAGE

(2) ADDRESS SAME 2

(2) TELEPHONE \_\_\_\_\_

**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-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20'25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5'3' from PL, Rear 10'5' from PL Parking Req'mt 2

Maximum Height 35' 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 12/10/07

Department Approval [Signature] Date 12-10-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>garage remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/10/07</u> <u>Basement only</u>		

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

12-10-07

ACCEPTED *Gayle Henderson*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

**1** **SITE** **←** **PROPOSED GARAGE SITE PLAN (817 Orchard Ave. GJ Co.)**  
1/16"=1'-0"

OWNER: BRAD AND BARBARA DAVENPORT  
2265 TANGLEWOOD RD.  
GRAND JCT. CO. 81503

