

FEE \$ 10.00
TCP \$
SIF \$

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

BLDG PERMIT NO. Shed 3

Building Address 87529-6428  
2207 Orchard

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. 2945-124-03-004

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name Fred Samson

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2207 Orchard

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

City / State / Zip Grand Junction, CO 81503

**APPLICANT INFORMATION:**

Name \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

Address \_\_\_\_\_

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

City / State / Zip \_\_\_\_\_

NOTES: shed

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS <u>accuracy</u> Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>C</u>	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 Fred Samson Date 9-17-07

Department Approval Justin K. Judith A. P... Date 9/17/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/17/07</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)

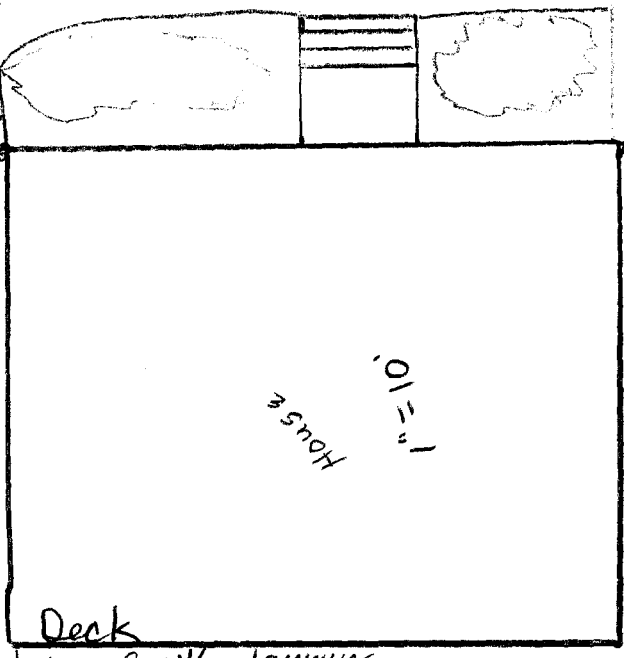
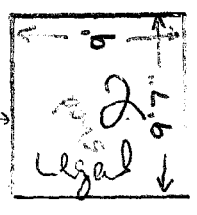
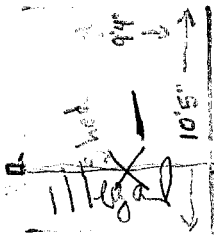
7301

DRIVE

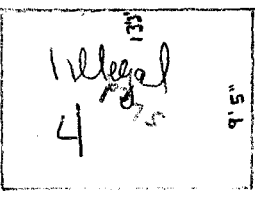
FRED SAMSON  
2207 Orchard  
Grand Jet Co

WALK

Survey

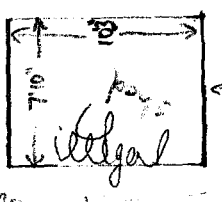
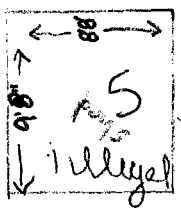
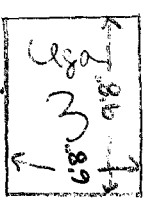


legal with planning  
change  
Illegal

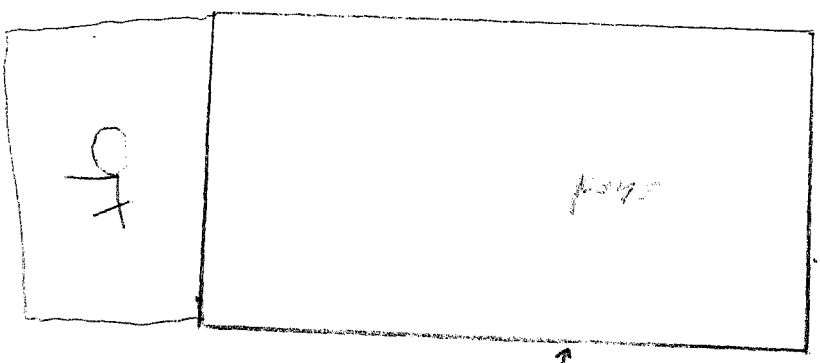


ACCEPTED *Justin K. / Judson P. Co.*

ANY CHANGE OF NETWORKS MUST  
APPROVE THE LOCAL PLANNING  
DEPT. THIS IS THE USER'S  
RESPONSIBILITY TO VERIFY  
LOCAL AND NATIONAL REGULATIONS  
AND STANDARDS. INDC



move to here



GARAGE