

FEE \$ 10.00/
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

87529-6428

BLDG PERMIT NO.

Shed 2

Building Address 2207 Orchard
 Parcel No. 2745-124-03-004
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Fred Samson
 Address 2207 Orchard
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 2

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

Storage only.
***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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Accessory Front 25 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 3 from PL Rear 5 from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District C 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. Puri Date 9/17/2007

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NOSWR Charge
 Utility Accounting X Date 9/17/07

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)

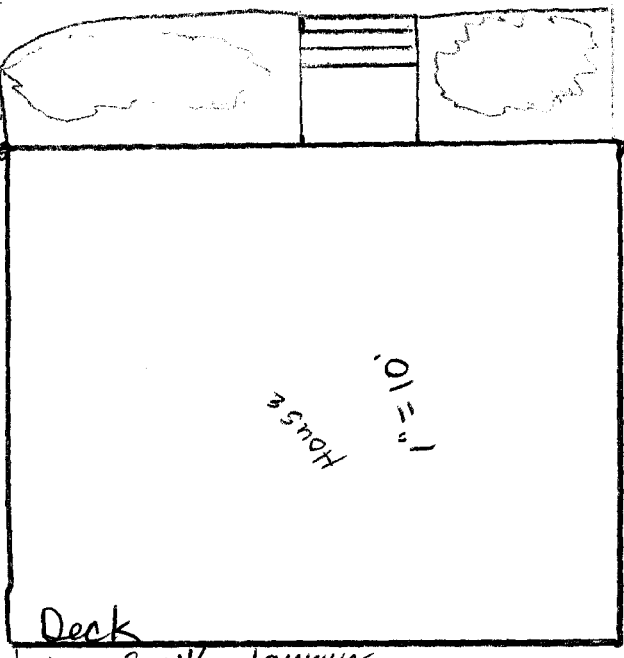
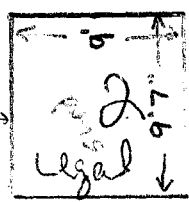
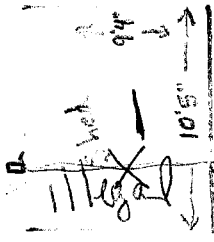
103'

Survey

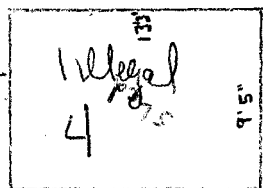
DRIVE

FRED SAMSON
2207 Orchard
Grand Set Co

WALK

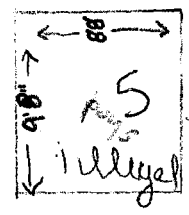
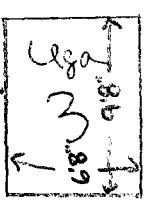


legal with planning
clearance

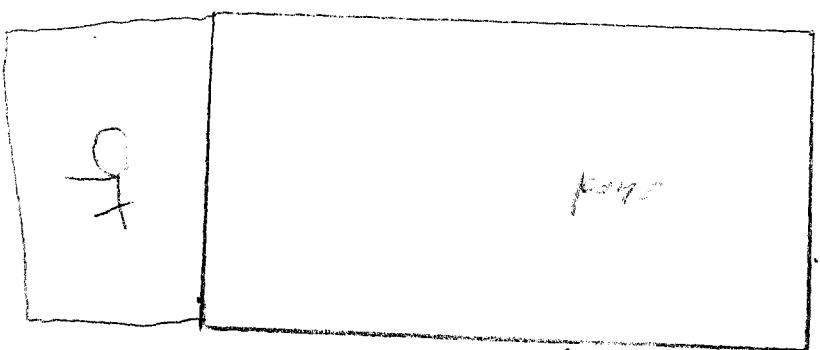
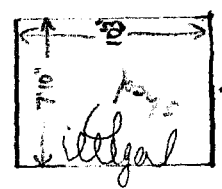


ACCEPTED *Jusim K. / Sudan Poo*

ANY CHANGE OF DIMENSIONS WILL BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE USER'S OWN
RESPONSIBILITY TO OBTAIN
PERMITS AND IDENTIFY NEIGHBORS
WHEN NECESSARY.



move to here



GARAGE