

|        |    |
|--------|----|
| FEE \$ | 10 |
| TCP \$ | /  |
| SIF \$ | /  |

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

BLDG PERMIT NO. \_\_\_\_\_ *M*

Building Address 1904 N. 7TH ST  
 Parcel No. 2945-111-06-019  
 Subdivision College  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 3432 Sq. Ft. Proposed 576  
 Sq. Ft. of Lot / Parcel 15000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name MARY ANN GIBSON  
 Address 1904 N. 7TH ST  
 City / State / Zip GRAND JCT, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

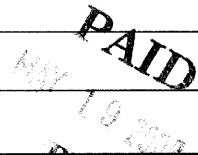
Name LEITER CONST, INC.  
 Address 355 25 1/4 Rd  
 City / State / Zip GRAND JCT, CO 81503  
 Telephone 261-0488

**\*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>R-8</u>  | Maximum coverage of lot by structures _____   |
| SETBACKS: Front <u>20</u> from property line (PL)                      | Permanent Foundation Required: YES _____ NO _____                                     |
| Side <u>5</u> from PL Rear <u>10</u> from PL                           | Parking Requirement _____   |
| Maximum Height of Structure(s) _____                                   | Special Conditions _____  |
| Voting District _____  |  |
| Driveway Location Approval _____<br>(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).

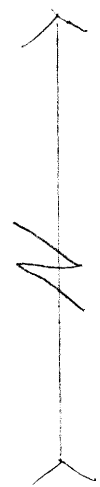
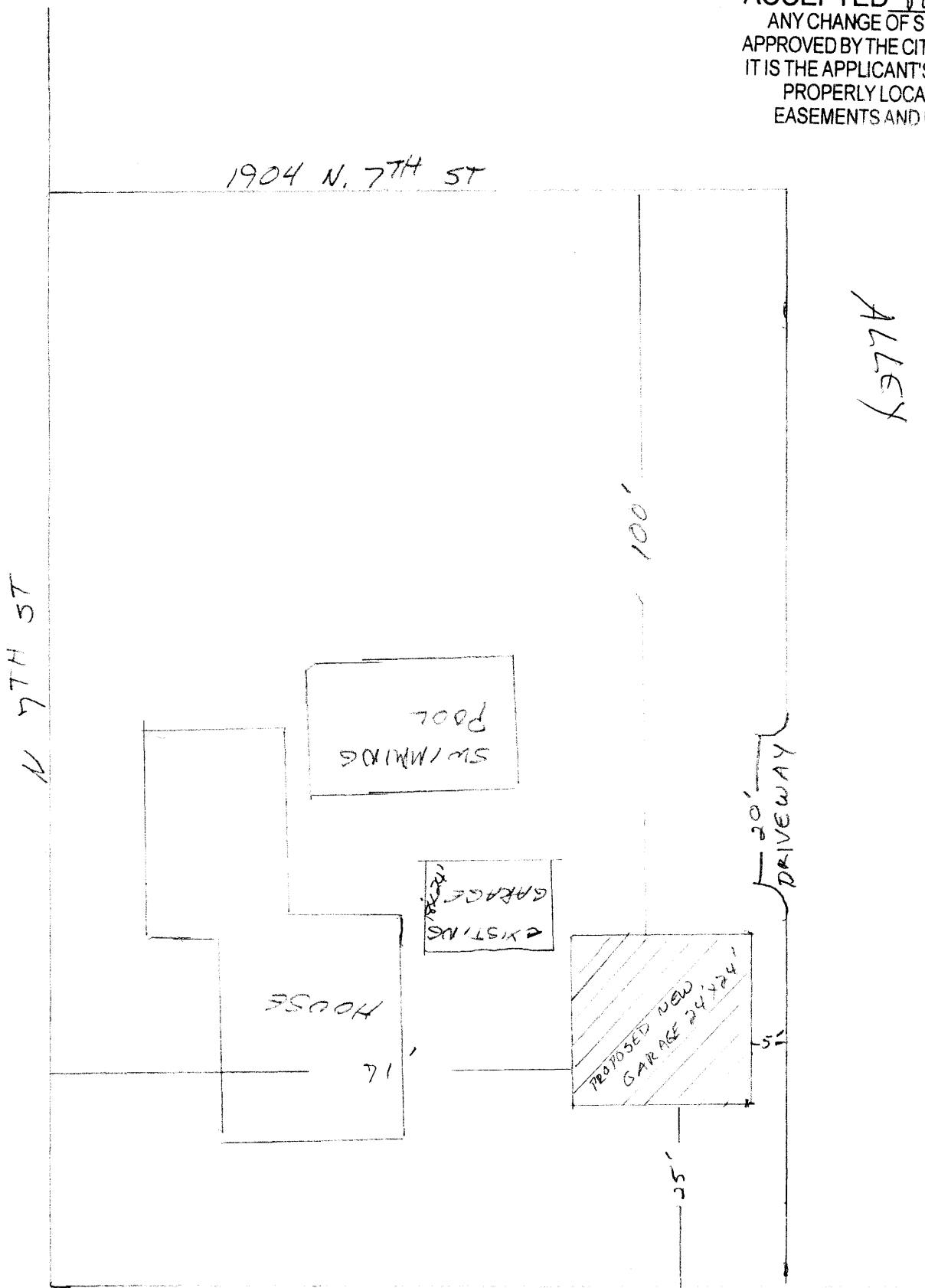
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Keith Leiter Date 5-19-08  
 Department Approval Pat Dumbay Date 5/19/08

|  |                     |  |         |
|--|---------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES                 | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>El Bensusley</u>                 | Date <u>5/19/08</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)

ACCEPTED *Pat Overlap 5/19/88*  
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.



SCALE!  
20:1

ORCHARD AVE