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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

772 Old Orchard - 114317-63815

Building Address 2641 G³/₄ Rd

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2701-352-71-001

Sq. Ft. of Existing Bldgs 2465 Sq. Ft. Proposed 576

Subdivision Old Orchard Estates

Sq. Ft. of Lot / Parcel .42 Ac

Filing 1 Block 1 Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500

OWNER INFORMATION:

Name Anne Kelley

Height of Proposed Structure 0

Address 772 Old Orchard St

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Junction 81506

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 16x36 inground pool Only

APPLICANT INFORMATION:

Name Watermark Spas & Pools

***TYPE OF HOME PROPOSED:**

Address 2491 Hwy 6 E 50

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

City / State / Zip GJ CO 81505

NOTES: _____

Telephone 241 4133

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-2

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions _____

Voting District _____ 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 [Signature] Date 7-16-08

Department Approval [Signature] Date 7/16/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO WTR / SWR Charge

Utility Accounting [Signature] Date 7/16/08

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)