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|--------|------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | / |
| SIF \$ | / |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 773 Old Orchard St.
 Parcel No. 2701-352-72-011
 Subdivision Old Orchard Estates
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 4200 Sq. Ft. Proposed 160
 Sq. Ft. of Lot / Parcel 47,480
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 30%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Robert L. Ruth, Jr.
 Address 773 Old Orchard St.
 City / State / Zip Grand Jctn. Co, 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): public cover 10x16

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 970-245-3618

***TYPE OF HOME PROPOSED:**

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

NOTES: NO WTR / SWR Charge.

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 PLANNING STAFF | | | |
|--|---|--------------------------|--|
| ZONE <u>R-2</u> | Maximum coverage of lot by structures <u>30%</u> | | |
| SETBACKS: Front _____ from property line (PL) | Permanent Foundation Required: YES _____ NO _____ | | |
| Side _____ from PL Rear _____ from PL | Floodplain Certificate Required: YES _____ NO _____ | | |
| Maximum Height of Structure(s) _____ | Parking Requirement _____ | | |
| Voting District _____ | Driveway Location Approval _____ | Special Conditions _____ | |
| | (Engineer's Initials) | | |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

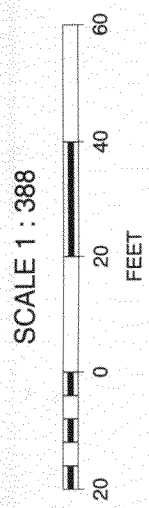
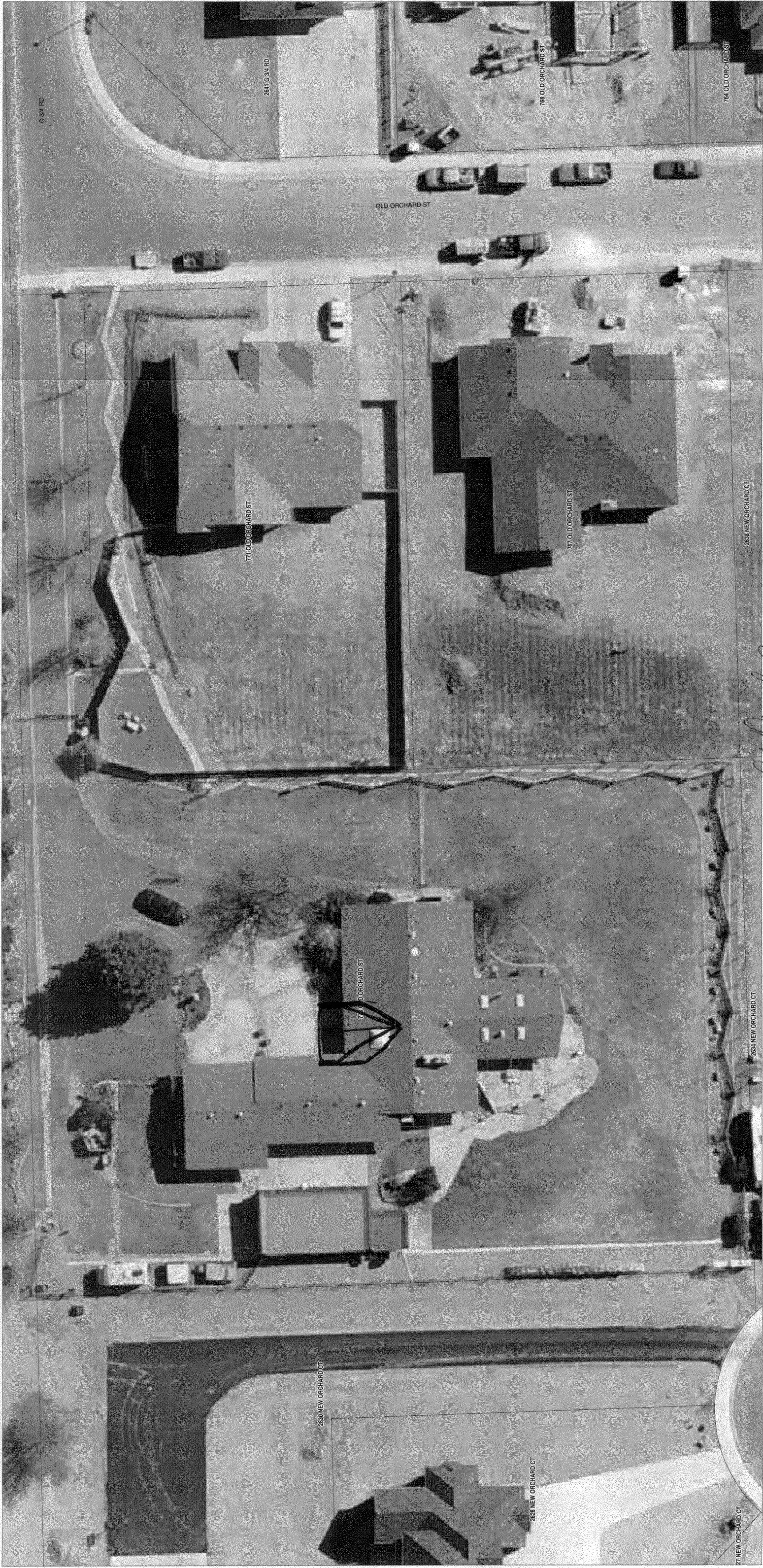
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Robert L. Ruth, Jr. Date 8-15-08
 Planning Approval Pat Dunks Date 8/15/08

| | | | |
|--|---------------------|--|------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NO WTR / SWR Charge</u> |
| Utility Accounting <u>(circled)</u> | Date <u>8/15/08</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

773 Old Orchard St



ACCEPTED Pat Dunlap 8/15/08
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.

