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

BLDG PERMIT NO. Existing Acc.  
110538-6176

Building Address 817 Orchard Avenue  
 Parcel No. 2945-114-08-003  
 Subdivision City of Grand Junction  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1750 Sq. Ft. Proposed 1488  
 (Totaling 3,238 Sq. Ft. for Duplex)  
 Sq. Ft. of Lot / Parcel 9,408.90  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3200 SF  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Brad & Barbara Davenport  
 Address 2265 Tanglewood Road  
 City / State / Zip Grand Junction, CO 81507

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Brad & Barbara Davenport  
 Address 2265 Tanglewood Road  
 City / State / Zip Grand Junction, CO 81507  
 Telephone (970) 640-0600

**\*TYPE OF HOME PROPOSED:**

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

NOTES: All landscaping requirements must be met. Orchard Access replaced by Alley/Loading

**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 R-8 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 4 spaces (Alley/loaded)  
 Voting District A Driveway Location Approval [Signature] Special Conditions Orchard Access must be closed w/ landscaping and trees [Signature]  
 (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.

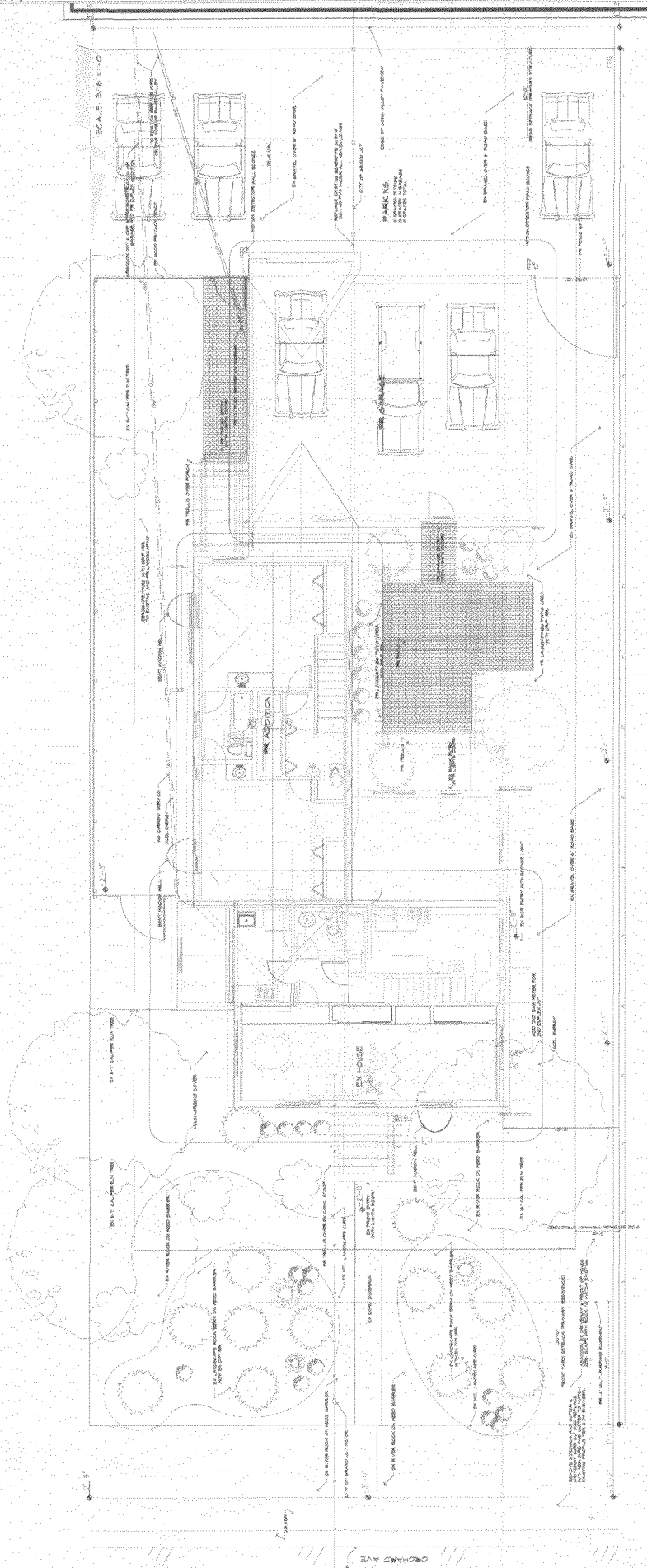
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9/12/08  
 Planning Approval [Signature] Date 9/9/08

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 21197

Utility Accounting [Signature] Date 9/12/08

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)



NOTE: THE LOCATION OF EXISTING SEWER AND WATER IS NOT SHOWN. THE APPLICANT IS RESPONSIBLE TO VERIFY EXISTING UTILITIES. ALL EXISTING UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS. THE LOCATION IS NOT GUARANTEED.

- Ø 12" TREE
- Ø 18" TREE
- Ø 24" TREE
- Ø 30" TREE
- Ø 36" TREE
- Ø 42" TREE
- Ø 48" TREE
- Ø 54" TREE
- Ø 60" TREE
- Ø 66" TREE
- Ø 72" TREE
- Ø 78" TREE
- Ø 84" TREE
- Ø 90" TREE
- Ø 96" TREE
- Ø 102" TREE
- Ø 108" TREE
- Ø 114" TREE
- Ø 120" TREE
- Ø 126" TREE
- Ø 132" TREE
- Ø 138" TREE
- Ø 144" TREE
- Ø 150" TREE
- Ø 156" TREE
- Ø 162" TREE
- Ø 168" TREE
- Ø 174" TREE
- Ø 180" TREE
- Ø 186" TREE
- Ø 192" TREE
- Ø 198" TREE
- Ø 204" TREE
- Ø 210" TREE
- Ø 216" TREE
- Ø 222" TREE
- Ø 228" TREE
- Ø 234" TREE
- Ø 240" TREE
- Ø 246" TREE
- Ø 252" TREE
- Ø 258" TREE
- Ø 264" TREE
- Ø 270" TREE
- Ø 276" TREE
- Ø 282" TREE
- Ø 288" TREE
- Ø 294" TREE
- Ø 300" TREE

ACCEPTED 9/6/08  
 ANY CHANGE OF PLANS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.