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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

108890-6198

Building Address 2228 Orchard Ave
 Parcel No. 2945-121-20-018
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1844 Sq. Ft. Proposed 240
 Sq. Ft. of Lot / Parcel 6250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 6490
 Height of Proposed Structure 26

OWNER INFORMATION:

Name Jonathan & Kristine Misner
 Address 2228 Orchard Ave
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Shed 12x20

APPLICANT INFORMATION:

Name Kristine Misner
 Address _____
 City / State / Zip _____
 Telephone (970) 640-7077

***TYPE OF HOME PROPOSED:**

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

NOTES: NO SWR / WTR 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-8</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front <u>20/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3'</u> from PL Rear <u>10/5'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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 Kristine Misner Date 10-31-08
 Planning Approval Pat Deenly Date 10/31/08

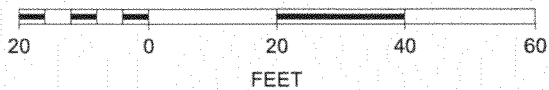
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO SWR / WTR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/31/08</u>		

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)

2228 Orchard Ave



SCALE 1 : 350



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.

10/31/08

