

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

11902-0

Building Address 1642 CANON AVENUE  
 Parcel No. 2945-233-09-013  
 Subdivision Orchard Mesa Heights  
 Filing \_\_\_\_\_ Block 4 Lot 14-17

No. of Existing Bldgs 1 No. Proposed 3  
 Sq. Ft. of Existing Bldgs 200 Sq. Ft. Proposed 1000  
 Sq. Ft. of Lot / Parcel 125x100 12500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2200  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name Peggy Norris  
 Address 1642 CANON  
 City / State / Zip GR Jet CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Peggy Norris  
 Address 1642 CANON  
 City / State / Zip CO CO 81503  
 Telephone 970-778-0398

**\*TYPE OF HOME PROPOSED:**

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

NOTES: NO WTR / SWR Charges  
No Kitchen.

**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 20/25 from property line (PL) Permanent Foundation Required: YES — NO \_\_\_\_\_  
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Parking Requirement 2  
 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).

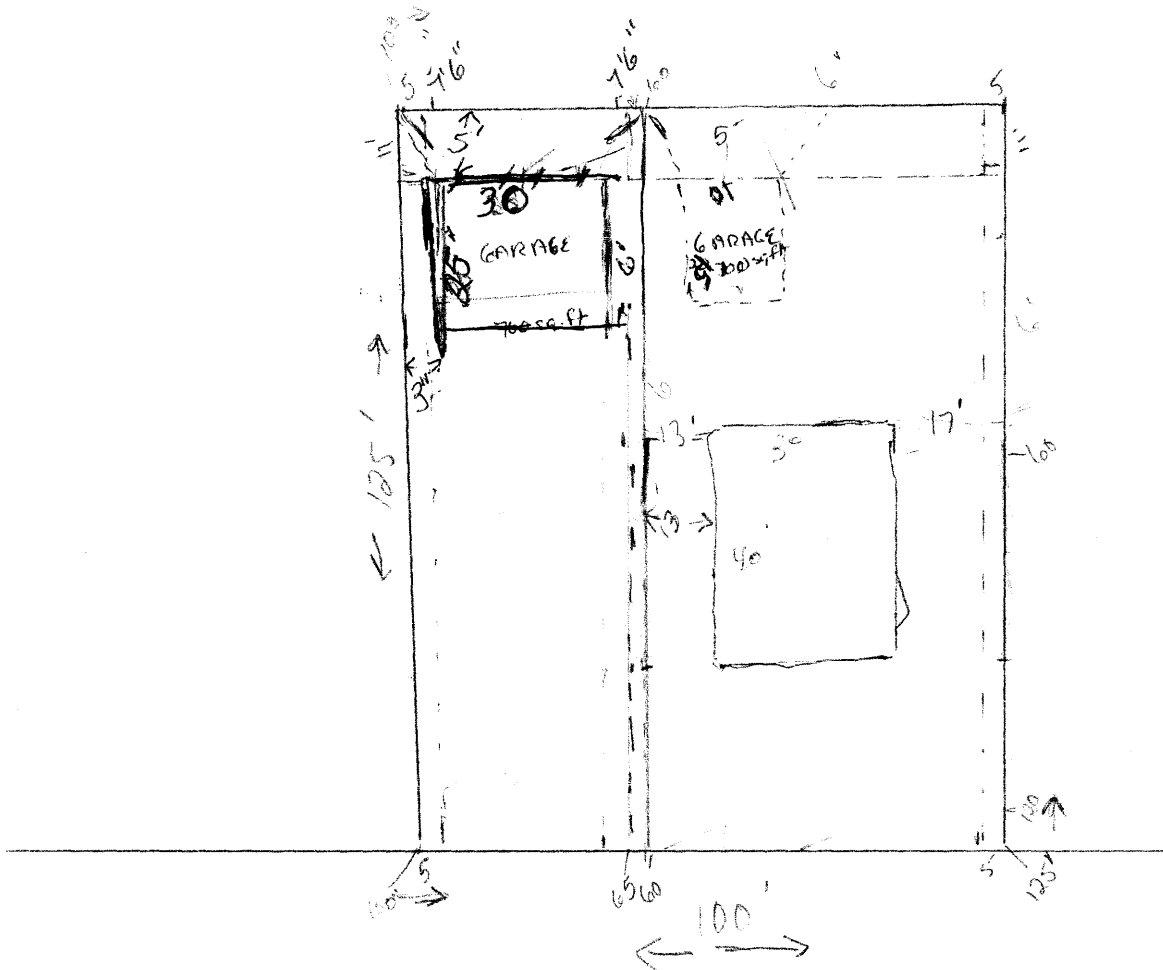
Applicant Signature Peggy Norris Date 2-26-09  
 Planning Approval Bayleen Anderson Date 2-26-09

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. <u>NO WTR / SWR Charges</u>
Utility Accounting	Date <u>2/26/09</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)

40  
25  
15

garage 25 x 30  
fence 6'  
5'  
4'



2-26-09

ACCEPTED *Daylen Henderson*

ANY CHANGE OF THE TRACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THE CITY PLANNING DIVISION HAS NO RESPONSIBILITY TO THE APPLICANT FOR THE ACCURACY OF THE INFORMATION PROVIDED.