

2441430

FEE \$ <u>10</u>
TCP \$
SIF \$

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_ *m*

Building Address 11917-0  
1609 Dolores St  
Parcel No. 2945-233-09-002  
Subdivision Orchard Mesa Heights  
Filing \_\_\_\_\_ Block 4 Lot 1-5

No. of Existing Bldgs 2 No. of Proposed 4  
Sq. Ft. of Existing Bldgs 1430 + 124 + 120 = 1974 Sq. Ft. of Proposed 112 Add'l  
Sq. Ft. of Lot / Parcel 10,149  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2086  
Height of Proposed Structure 8'-9'

**OWNER INFORMATION:**

Name Leslie Spaytsky  
Address 1609 Dolores  
City / State / Zip GAD, Jct, CO  
201-6006 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): SHED, X 2 (8' x 7')  
tin & wood frame TOTAL 112'

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
Address same as above  
City / State / Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	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 Leslie Spaytsky Date MAY 15/09  
Department Approval C McKee Date 5/5/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>NO WR / SWR</u>
Utility Accounting <u>u</u>	Date <u>5/15/09</u>

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)

# 1609 Dolores



Handwritten notes:  
From 18' spans  
approx  
from  
Dolores St  
to  
1609  
Dolores St  
is  
approx  
15 ft  
from  
property

SCALE 1 : 340

