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

BLDG PERMIT NO. (A)

11913-0

Building Address 1673 Dolores St  
 Parcel No. 2945-233-09-007  
 Subdivision Orchard Mesa Heights  
 Filing \_\_\_\_\_ Block 4 Lot 33,34,35

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1374.5 Sq. Ft. Proposed 240  
 Sq. Ft. of Lot / Parcel 9375  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Roy G Young and Susan C McGeothlin  
 Address 1673 Dolores St  
 City / State / Zip Grand Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): SHED

size 12'x20' = 240SF

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970)433-7077

\*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 PLANNING STAFF**

ZONE R8  
 SETBACKS: Front 25 from property line (PL)  
 Side 3 from PL Rear 5 from PL  
 Maximum Height of Structure(s) 35  
 Voting District E Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Maximum coverage of lot by structures 70  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Parking Requirement \_\_\_\_\_  
 Special Conditions no chg

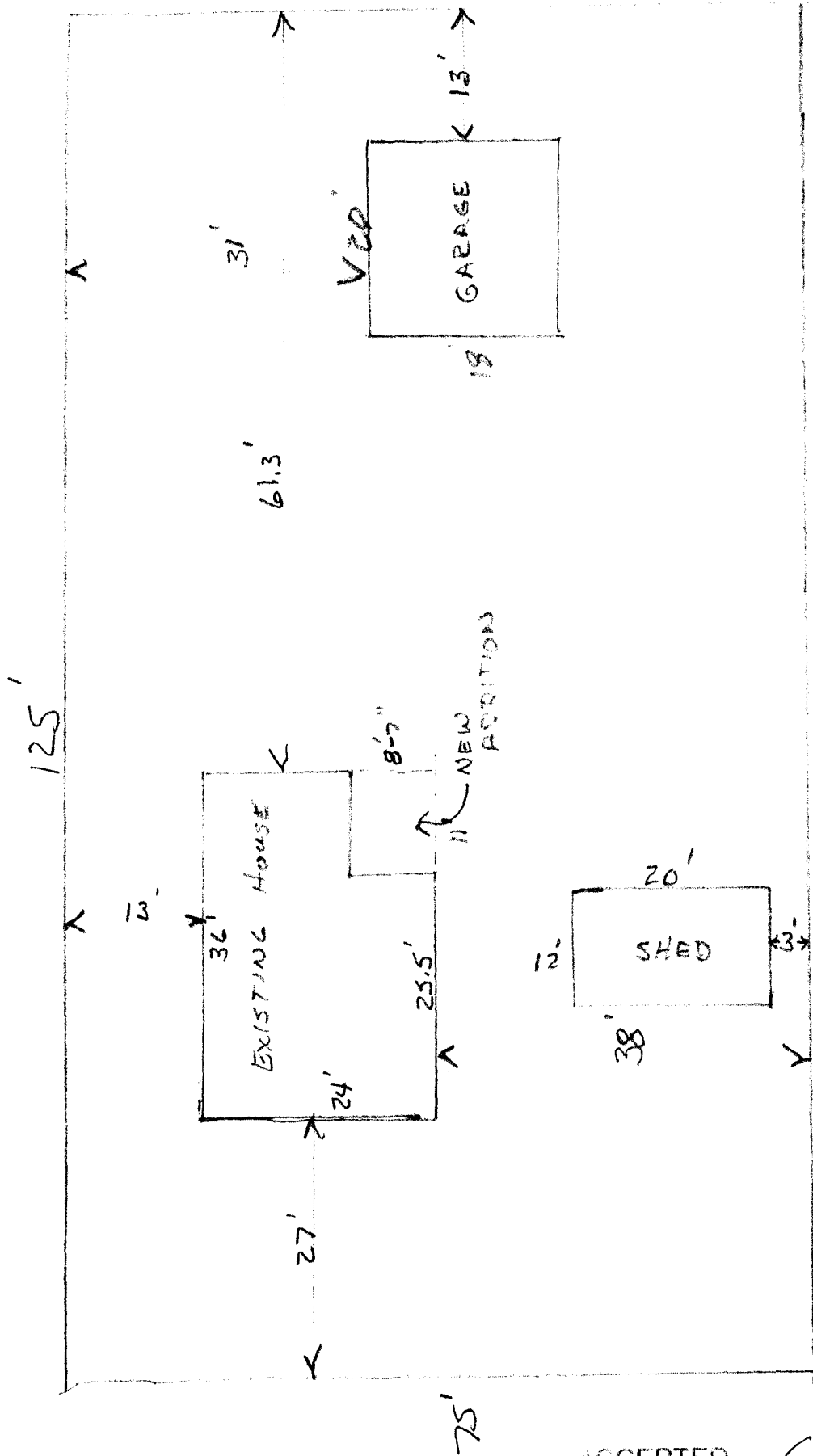
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Roy G Young Date 10/7/09  
 Planning Approval C McKee Date 10/6/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting	Date <u>10/7/09</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)



Shed PLOT PLAN 1673 DOLORES ST.

ACCEPTED   
 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 SETBACKS.