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

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

#56018-0

Building Address 3072 ORANGE GROVE CT No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-044-72-002 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 120  
 Subdivision ORANGE GROVE Sq. Ft. of Lot / Parcel 8058  
 Filing \_\_\_\_\_ Block 4 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3479  
 Height of Proposed Structure 12'8"

**OWNER INFORMATION:**

Name CHARLES RUSO  
 Address 3072 ORANGE GROVE CT.  
 City / State / Zip GRAND JUNCTION CO UT

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): STEP 10X12

**APPLICANT INFORMATION:**

Name CHARLES RUSO  
 Address 3072 ORANGE GROVE CT  
 City / State / Zip GRAND JUNCTION CO UT  
 Telephone 970-589-2438

**\*TYPE OF HOME PROPOSED:**

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

NOTES: open excavation observation

**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 R4 Maximum coverage of lot by structures 50  
 SETBACKS: Front 29/25 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District B1 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 [Signature] Date 9/22/09  
 Planning Approval [Signature] Date 9/22/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Observation only</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-22-09</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)

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 PROPERTY LINES.

