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BLDG PERMIT NO. 6

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

4543-0

Building Address 535 Orchard Ave No. of Existing Bldgs 2 No. Proposed _____
 Parcel No. ~~001~~ 2945-113-10004 Sq. Ft. of Existing Bldgs 1505 Sq. Ft. Proposed 135
 Subdivision High School Addition Sq. Ft. of Lot / Parcel 8190
 Filing _____ Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1640
 Height of Proposed Structure ≈ 13'

OWNER INFORMATION:

Name Carroll Davis
 Address 535 Orchard Ave
 City / State / Zip Grand Junction 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Deck/Pergola

APPLICANT INFORMATION:

Name Same as Owner
 Address _____
 City / State / Zip _____
 Telephone 970-261-9735

***TYPE OF HOME PROPOSED:**

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

NOTES: No WTR/SWR change

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 R5 Maximum coverage of lot by structures 60
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5/3 from PL Rear 25/5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District _____ 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 Carroll Davis Date 3/13/09
 Planning Approval C. McKee Date 3/13/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	<u>No WTR/SWR Change</u>
Utility Accounting				Date <u>3/13/09</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)

535 Orchard Avenue

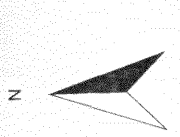


front of deck 20 1/2 from front property line

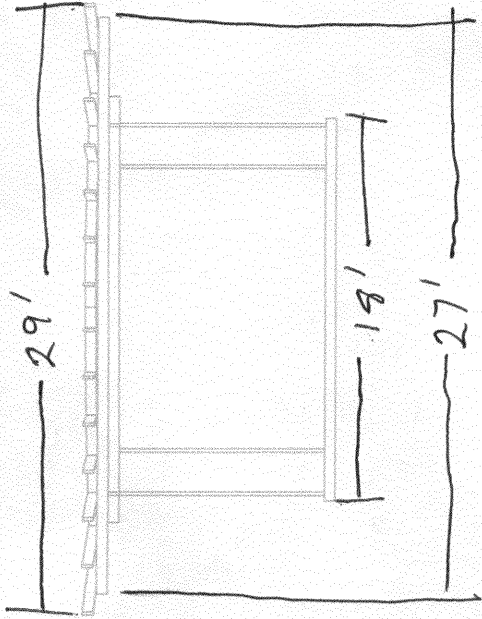
deck 9' out from house towards street

12' house side of deck (back) width
18' front of deck width

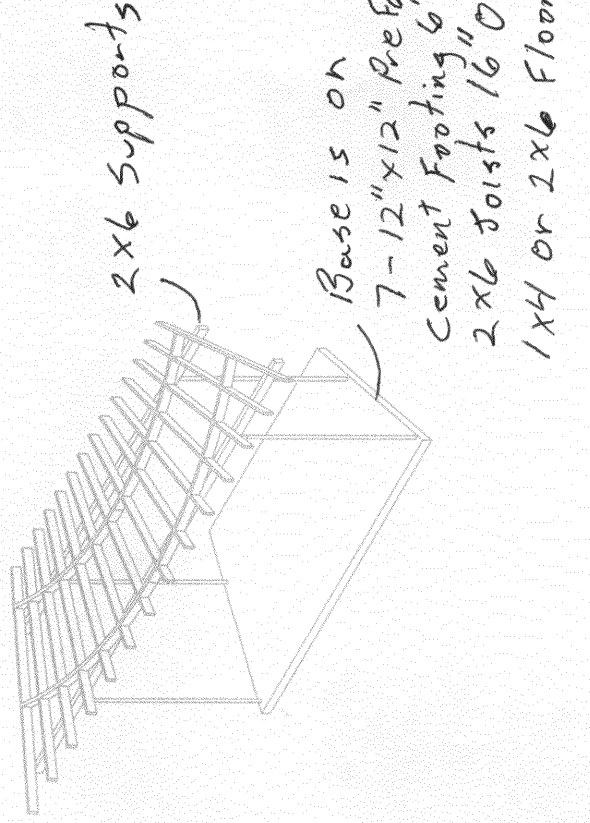
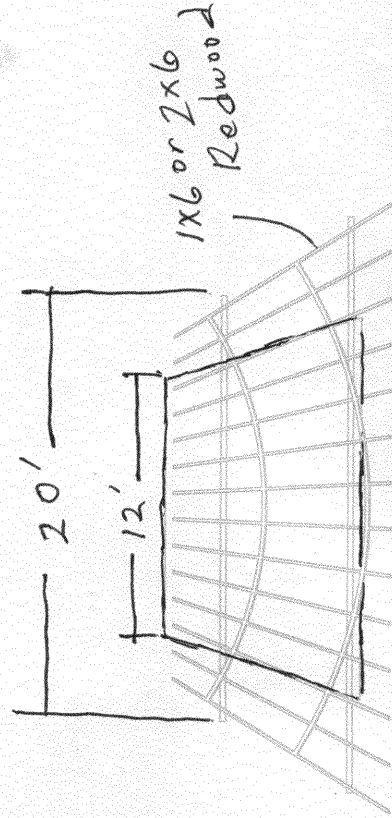
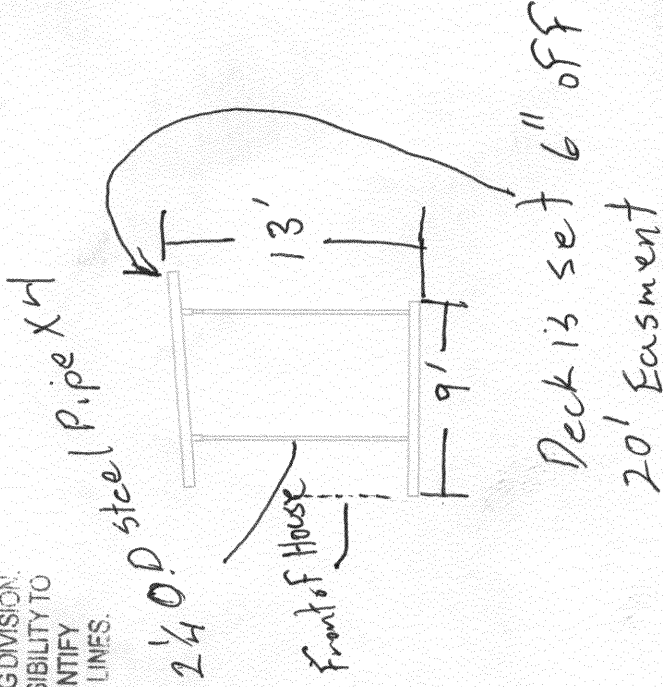
ACCEPTED MAPS
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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Deck Base = 135 sq/ft



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