FEE \$ OPT PLANNING CLE	ARANCE BLDG PERMIT NO.
TCP \$ (Single Family Residential and A	Accessory Structures)
SIF \$ Public Works & Plann	
Building Address 231 Orchard Ave No. of Existing Bldgs No. Proposed	
Parcel No. 2945-124-03-002	Sq. Ft. of Existing Bldgs 1602 Sq. Ft. Proposed 128
Subdivision	Sq. Ft. of Lot / Parcel
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) Height of Proposed Structure
Name Zara Beckstein Address Z231 Orchard Aue City/State/Zip GJ, CO 81501	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below) Interior Remodel Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address	
City / State / Zip	NOTES:
Telephone	
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 COM	PLETED BY PLANNING STAFF
ZONE RS	Maximum coverage of lot by structures 70 %
SETBACKS: Front	Permanent Foundation Required: YESNO
Side 5 from PL Rear 5 from PL	Floodplain Certificate Required: YESNO
Maximum Height of Structure(s)	Parking Requirement
Driveway Voting District Location Approval_ (Engineer's Initial	Special Conditions
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 Date 10/i/09	
Planning Approval Davidy Spur Date 10/2/09	
Additional water and/or sewer tap fee(s) are required; YI	ES NO W/O No.

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)

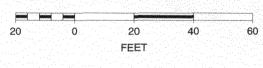
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Date

Utility Accounting



SCALE 1:390



ACCEPTED Wendy Source
ANY CHANGE OF SETBACKS MUST BE

PROPERLY I OCATE AND IDENTIFY
FASFMENTS AND PROPERTY LINES.

B'X16' shed 3ft from property line