

FEE \$	10
TCP \$	2554
SIF \$	460

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

*2316 Orchard was split*  
 Building Address 2314 Orchard Avenue

No. of Existing Bldgs 0 No. Proposed 2

Parcel No. 2945-121-44-001

Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1803 + 280 = 2083

Subdivision Toni & Lukes Sub

Sq. Ft. of Lot / Parcel 8973

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4433

Height of Proposed Structure 19

**OWNER INFORMATION:**

Name Kent & Stacy Marsh

**DESCRIPTION OF WORK & INTENDED USE:**

Address 2628 New Orchard Ave.

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Moving house from 910 Texas to 2314 Orchard

City / State / Zip Grand Jet, Co 81506

**APPLICANT INFORMATION:**

Name same

**\*TYPE OF HOME PROPOSED:**

Address \_\_\_\_\_

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): house moved from different site & modified in present site

City / State / Zip \_\_\_\_\_

NOTES: previous GARAGE WAS PREVIOUSLY REMOVED. Moving house from 910 Texas Ave (shaded) & placing over basement in new location (old parcel # 2945-14-05-960)

Telephone 970-243-8560

**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 <u>R8</u>	Maximum coverage of lot by structures <u>70</u> (6281)		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>D</u>	Driveway Location Approval <u>[Signature]</u>	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).

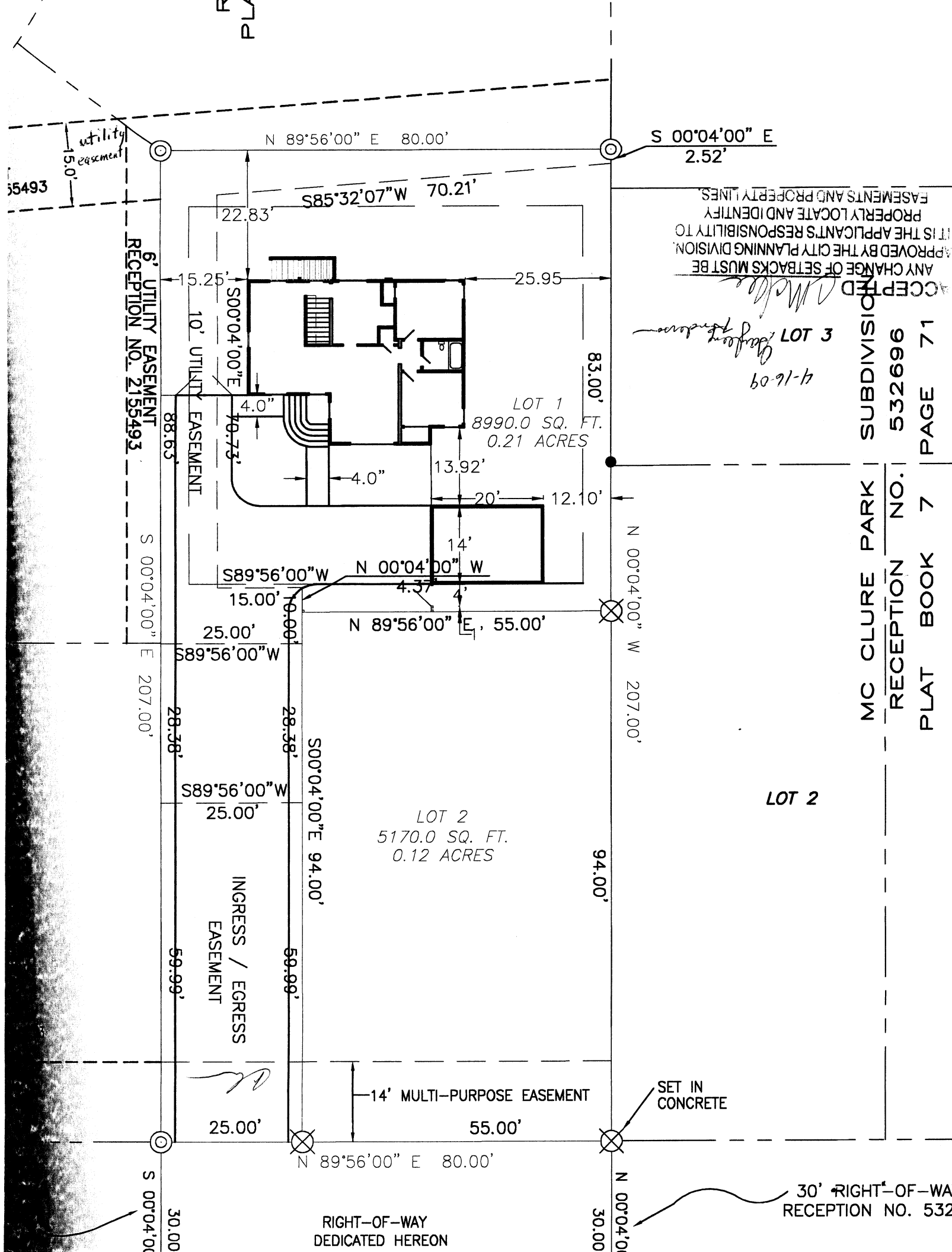
Applicant Signature [Signature] Date 4/16/09

Planning Approval [Signature] Date 4/16/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2382</u>
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Utility Accounting <u>[Signature]</u>	Date <u>4/17/09</u>
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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.

*Charles Anderson*  
 LOT 3  
 4-16-09

MC CLURE PARK SUBDIVISION  
 RECEPTION NO. 532696  
 PLAT BOOK 7 PAGE 17

RIGHT-OF-WAY DEDICATED HEREON

30' RIGHT-OF-WAY RECEPTION NO. 532

SET IN CONCRETE

14' MULTI-PURPOSE EASEMENT

INGRESS / EGRESS EASEMENT

6' UTILITY EASEMENT RECEPTION NO. 2155493

10' UTILITY EASEMENT

55493

PLA