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

BLDG PERMIT NO.
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67681-0

Building Address 767 Old Orchard Street  
 Parcel No. 2701-352-72-014  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs \_\_\_\_\_ No. of Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 18,756  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2960+840+1280 (4,570)  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Mike Walker  
 Address 767 Old Orchard Street  
 City / State / Grand Junction, Co 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): GARAGE 1280

**APPLICANT INFORMATION:**

Name Mike Walker  
 Address 767 Old Orchard Street  
 City / State / Grand Junction, Co  
 Telephone 970-640-5602

**\*TYPE OF HOME PROPOSED:**

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

NOTES: No bathroom

**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 _____	Maximum coverage of lot by structures	<u>30%</u>	
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required:	YES	NO
Side <u>15/3</u> from PL Rear <u>30/5</u> from PL	Floodplain Certificate Required:	YES	NO
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement	_____	
Voting District _____	Special Conditions	_____	
Driveway Location Approval _____	(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).

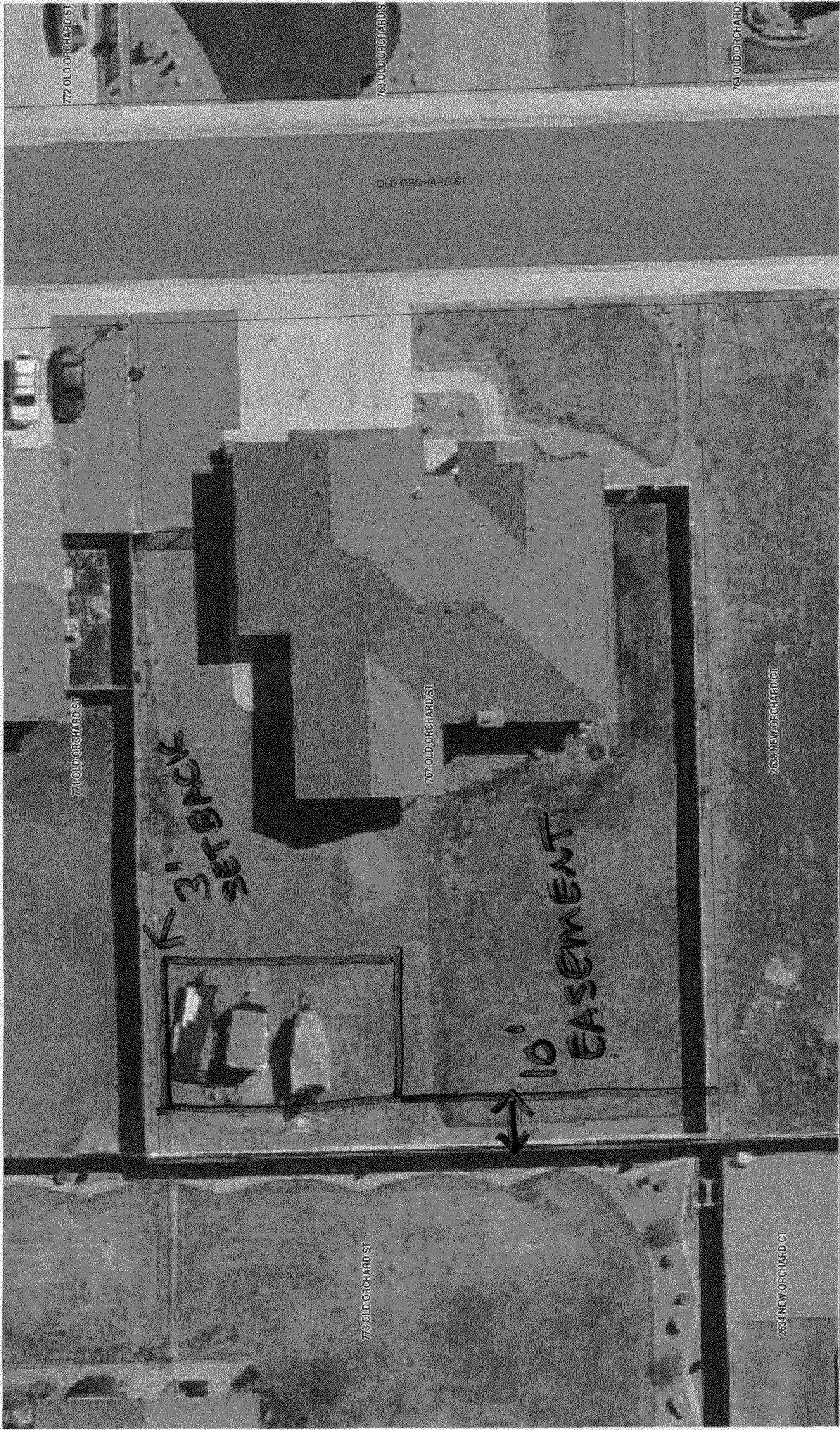
Applicant Signature Mike Walker Date 9/10/10  
 Planning Approval Lyni Rye Date 9/10/10


Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting	<u>OK</u>		Date <u>9/10/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5626

# City of Grand Junction GIS Zoning Map ©



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.