

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ |       |
| SIF \$ |       |

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

BLDG PERMIT NO. 6445-1

Building Address 2865 ORCHARD AVE.  
 Parcel No. 2943-014-00-950  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2180 Sq. Ft. Proposed 336  
 Sq. Ft. of Lot / Parcel 40,788  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3020  
 Height of Proposed Structure 13'

**OWNER INFORMATION:**

Name JUNCTION COMMUNITY CHURCH  
 Address 2865 ORCHARD AVE  
 City / State / Zip G. J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 14' x 24' STORAGE SHED  
336 sq ft

**APPLICANT INFORMATION:**

Name MOR STORAGE  
 Address 3010 I-70B  
 City / State / Zip G. J., CO 81504  
 Telephone 254-0460

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: 14' x 24' PORTABLE STORAGE SHED

**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>R-8</u>                                      | Maximum coverage of lot by structures <u>50%</u>     |                          |
| SETBACKS: Front <u>20/25</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u> |                          |
| Side <u>5/3</u> from PL Rear <u>19/5</u> from PL     | Floodplain Certificate Required: YES _____ NO _____  |                          |
| Maximum Height of Structure(s) <u>40</u>             | Parking Requirement _____                            |                          |
| 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.

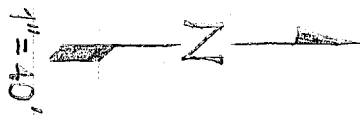
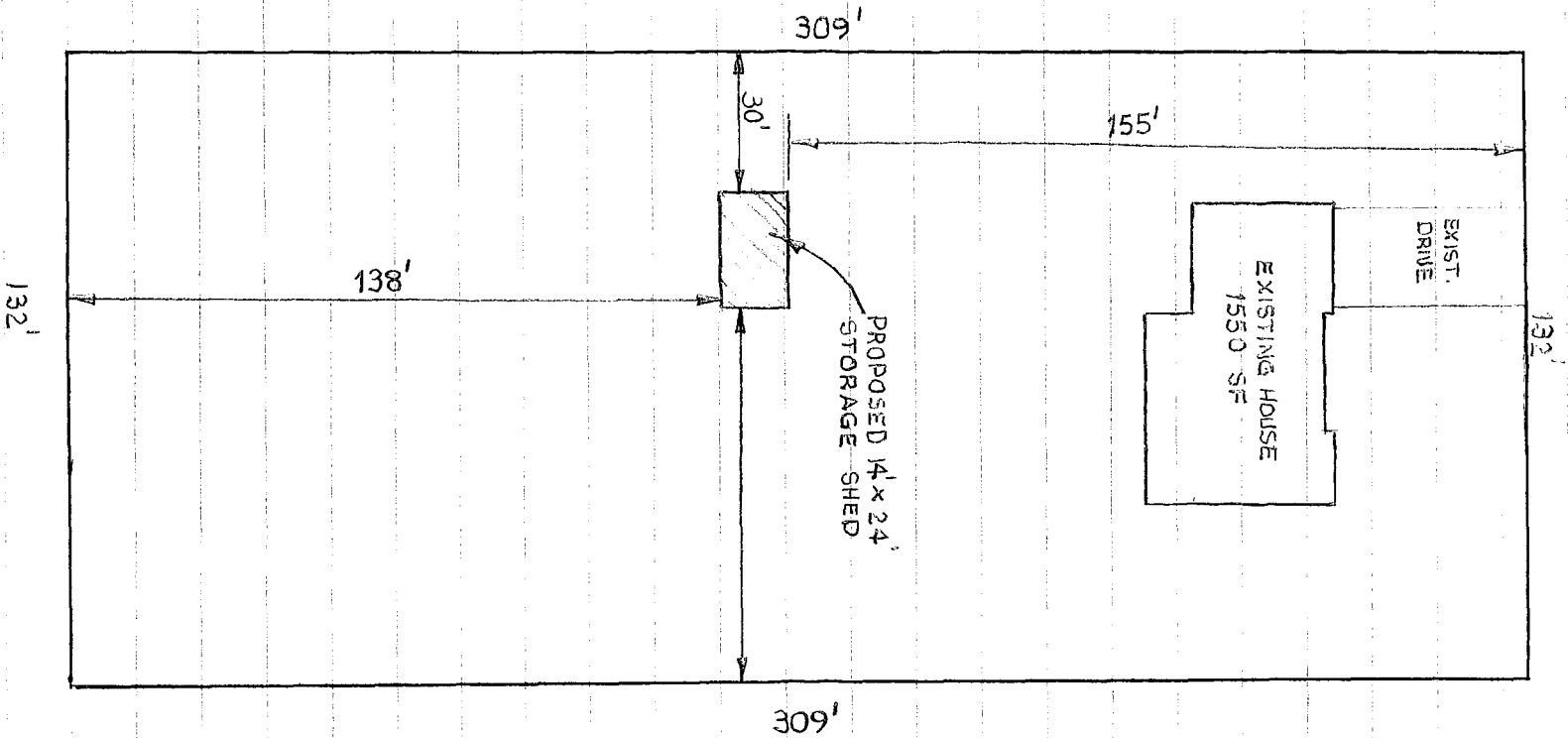
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-5-10  
 Planning Approval [Signature] Date 8/6/10

|  |                    |             |                     |
|--|--------------------|-------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <u>X</u> | W/O No. <u>None</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>8/6/10</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)

ORCHARD AVENUE



ACCEPTED *Pat Oenke 8/6/10*  
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