FEE $ 10.00
TCP $ None
SIF $ None

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Prem - 11969

Building Address 1726 Escalante   No. of Existing Bldgs Ø   No. Proposed 1

Parcel No. 2945-233-05-003   Sq. Ft. of Existing Bldgs Ø   Sq. Ft. Proposed 1741.75

Subdivision Orchard Mesa Heights   Sq. Ft. of Lot / Parcel 7250   145' X 50'

Filing _____ Block 11 Lot 23+24   Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 2216.75

OWNER INFORMATION:
Sidney D Smith   Ruby B. Smith

Name Marvin R. Smith

Address 193 Indiana St.

City / State / Zip Grand Jct., Co. 81503

Height of Proposed Structure Less than 20'

DESCRIPTION OF WORK & INTENDED USE:
[X] New Single Family Home (*check type below)
[ ] Interior Remodel   [ ] Addition
[ ] Other (please specify): _____

APPLICANT INFORMATION:

Name Sidney D. Smith

Address 193 Indiana St.

City / State / Zip Grand Jct., Co. 81503

Telephone 216-7260 / 245-7388

*TYPE OF HOME PROPOSED:
[X] Site Built   [ ] Manufactured Home (UBC)
[ ] Manufactured Home (HUD)
[ ] Other (please specify): _____

NOTES: _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8   Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)   Permanent Foundation Required: YES X NO _____

Side 5' from PL   Rear 10' from PL   Parking Requirement 2

Maximum Height of Structure(s) 35'   Special Conditions _____

Voting District E   Driveway Location Approval KWM
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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).
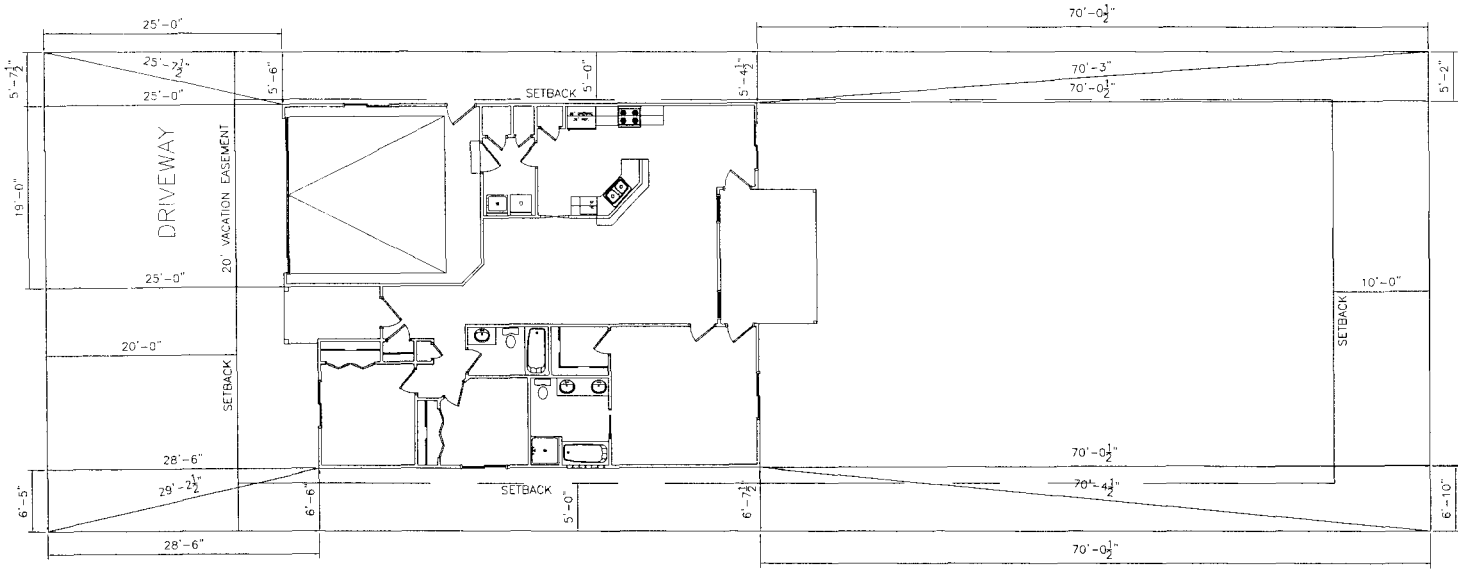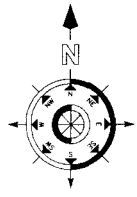
Applicant Signature _____ Date 2-16-06

Department Approval NM, Faye Hall Date 2/17/06

Additional water and/or sewer tap fee(s) are required: YES   (NO)   W/O No.

Utility Accounting / Adams   Date 2/17/06

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning)   (Yellow: Customer)   (Pink: Building Department)   (Goldenrod: Utility Accounting)

N

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

NOTE:
   BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

DRIVEWAY

20' VACATION EASEMENT

SETBACK

20' ALLEY

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORCHARD MESA HEIGHTS
FILING NUMBER	1
LOT NUMBER	23 & 24
BLOCK NUMBER	N/A
STREET ADDRESS	1726 ESCALANTE ST.
COUNTY	MESA
GARAGE SQ. FT.	387 SF
COVERED ENTRY SQ. FT.	57 SF
COVERED PATIO SQ. FT.	140 SF
LIVING SQ. FT.	1354 SF
LOT SIZE	7249 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 10'

SCALE: 1"=20'-0"

25'-0"
25'-2½"
25'-0"
5'-6"
SETBACK
5'-0"
5'-4½"
70'-0½"
70'-3"
70'-0½"
5'-2"
19'-0"
5'-2½"
25'-0"
10'-0"
SETBACK
SETBACK
20'-0"
28'-6"
29'-2½"
6'-6"
SETBACK
5'-0"
6'-2½"
70'-0½"
70'-4½"
6'-10"
6'-5"
28'-6"
70'-0½"

2/17/06
DRIVE O.K.
2/17/06

ACCEPTED NAC Faye Hall
ANY ... SETBACKS MUST BE
... PLANNING
...
... ERLY
LO... ... ENTIFI EASEMENTS
AND PROPERTY LINES.