

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 2687 New Orchard Estates No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2761-352-72-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4700  
 Subdivision Old Orchard Estates Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0  
**OWNER INFORMATION:** Height of Proposed Structure 23

Name Sheldon Hawks  
 Address 2870 Emily Dr. ES.  
 City / State / Zip C.S. Colo 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**  
 Name Sheldon Hawks  
 Address 2870 Emily Dr.  
 City / State / Zip C.S. Colo 81503  
 Telephone 970-243-3202

\*TYPE OF HOME PROPOSED:  
 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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>		
SETBACKS: Front <u>20'</u> <u>special noted on plot</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>special setbacks</u>		
Voting District _____	Driveway Location Approval <u>WA</u> <u>bdg envelope</u> (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 Sheldon Hawks Date 9/18/06  
 Department Approval Justin A. Price Date 9/18/2006

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19484</u>
Utility Accounting <u>AP</u>	Date <u>9/18/06</u>		

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)

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

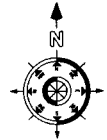
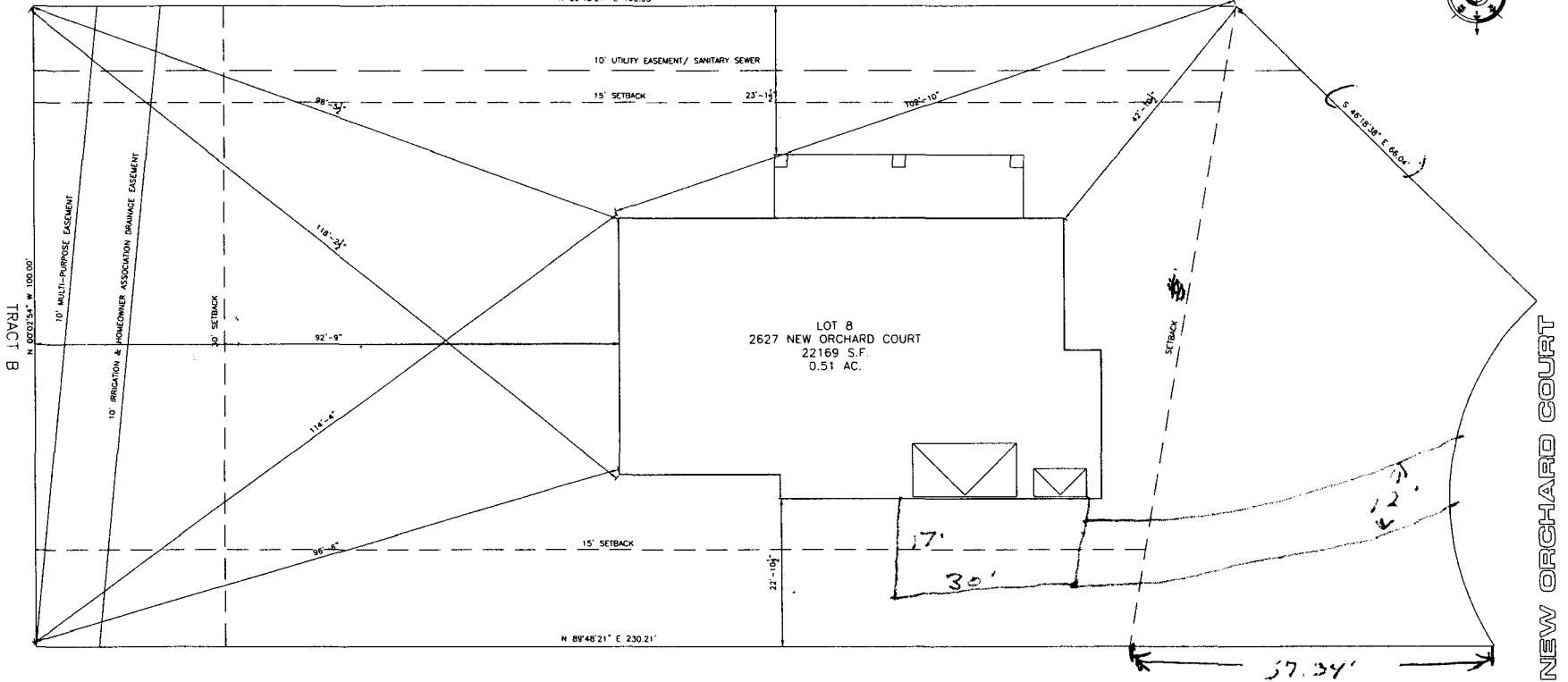
9/18/06  
 Turkish Place  
 ACCEPTED SETBACKS MUST BE APPROVED BY PLANNING DEPT. TO VERIFY RESULTS. LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

drive  
 ok  
 9/18/06

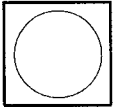
NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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

REVISIONS	
A	
B	
C	
D	
E	
F	
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**AutoDRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782



KELLY HAWK RESIDENCE  
 SITE PLAN

SITE PLAN INFORMATION	
SUBDIVISION NAME	OLD ORCHARD ESTATES
FILING NUMBER	7
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	2627 NEW ORCHARD CT
COUNTY	MESA
GARAGE SQ. FT.	732 SF
LIVING SQ. FT.	3949 SF
LOT SIZE	19,829 SF / .46 ACRES
	FRONT 60' +/-
SETBACKS USED	SIDES 15'
	REAR 30'

SCALE: 1/8" = 1'-0"

DRAWN BY	
AUTODRAFT FILE NAME	
DATE	8/7/06
SCALE	1/8" = 1'-0"
<b>SITE</b>	