

FEE \$	1000
TCP \$	1539
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2628 NEW ORCHARD CT No. of Existing Bldgs 0 No. Proposed 1
Parcel No. 2701-352-72-009 Sq. Ft. of Existing Bldgs N.A. Sq. Ft. Proposed 3519
Subdivision OLD ORCHARD ESTATES Sq. Ft. of Lot / Parcel 30,137.26 .69 ac
Filing 1 Block 2 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5519 1PX
OWNER INFORMATION: Height of Proposed Structure 30' 6"

Name DALE/BEN MARSH
Address 2712 LLAMA COURT
City / State / Zip CARLSBAD CA 92001

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

APPLICANT INFORMATION:
Name BEN MARSH
Address 1411 N. 18TH ST
City / State / Zip GRAND JUNCTION CO 81501
Telephone (760) 845-8103

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

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> <i>Special per plat for front</i>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
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 _____
Voting District <u>B</u>	Driveway Location Approval <u>RAD</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).

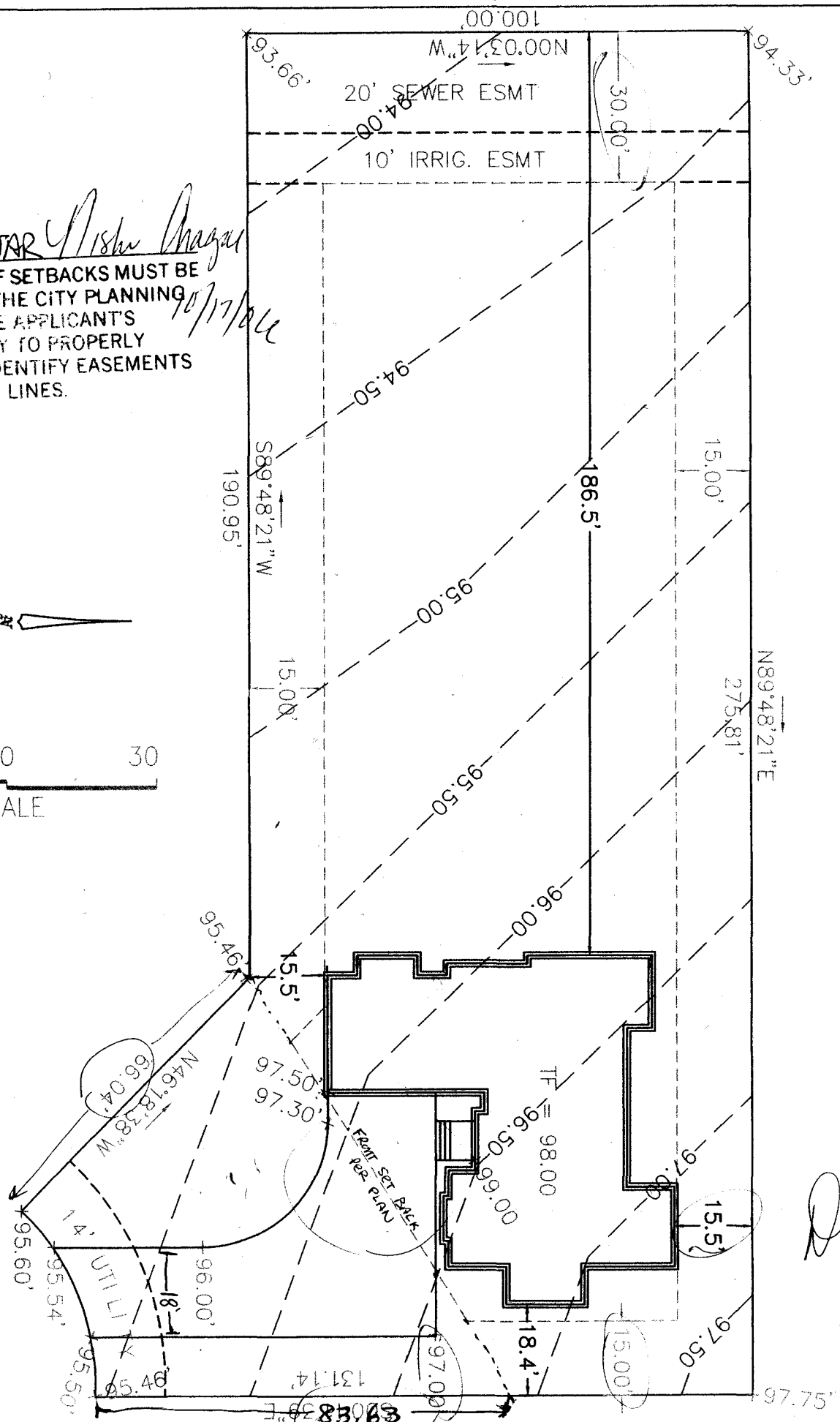
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature JAR Date _____
Department Approval JAR Date 10/17/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19587</u>
Utility Accounting <u>Ketelesberg</u>	Date <u>10/17/06</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)

ACCEPTED *JAR Nishu Nagar*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. *10/17/06*



Done OK
TRAD
10-16-06

PLOT PLAN

2628 NEW ORCHARD CT.

11/10/06