

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 2629 New Orchard Ct No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2701-352-72-07 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 3733
 Subdivision Old Orchard Subdivision Sq. Ft. of Lot / Parcel 110 x 212
 Filing 1 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name David Gross
 Address 2218 Da Vinci Pl
 City / State / Zip CT, Co 06503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name David Gross
 Address 2218 Da Vinci Pl
 City / State / Zip CT, Co 06503
 Telephone 201-1853

***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>
North = <u>57.34'</u> South <u>52.33'</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: (Front) _____ from property line (PL)	Parking Requirement <u>2</u>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Special Conditions <u>special front setback for lot 7.</u>
Maximum Height of Structure(s) <u>35'</u>	
Voting District <u>B</u> Driveway Location Approval <u>JAR</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 _____ Date 12/16/06
 Department Approval JAR _____ Date 12/22/06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>19826</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/22/06</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 *for* *12/20/06*
 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.

The Gross Residence
 2629 New Orchard Ct.
 Lot 7, Block 2
 Old Orchard Estates Subdivision
 Contact: Dave Gross 970-201-1853

Done OK
RTH
2-19-06

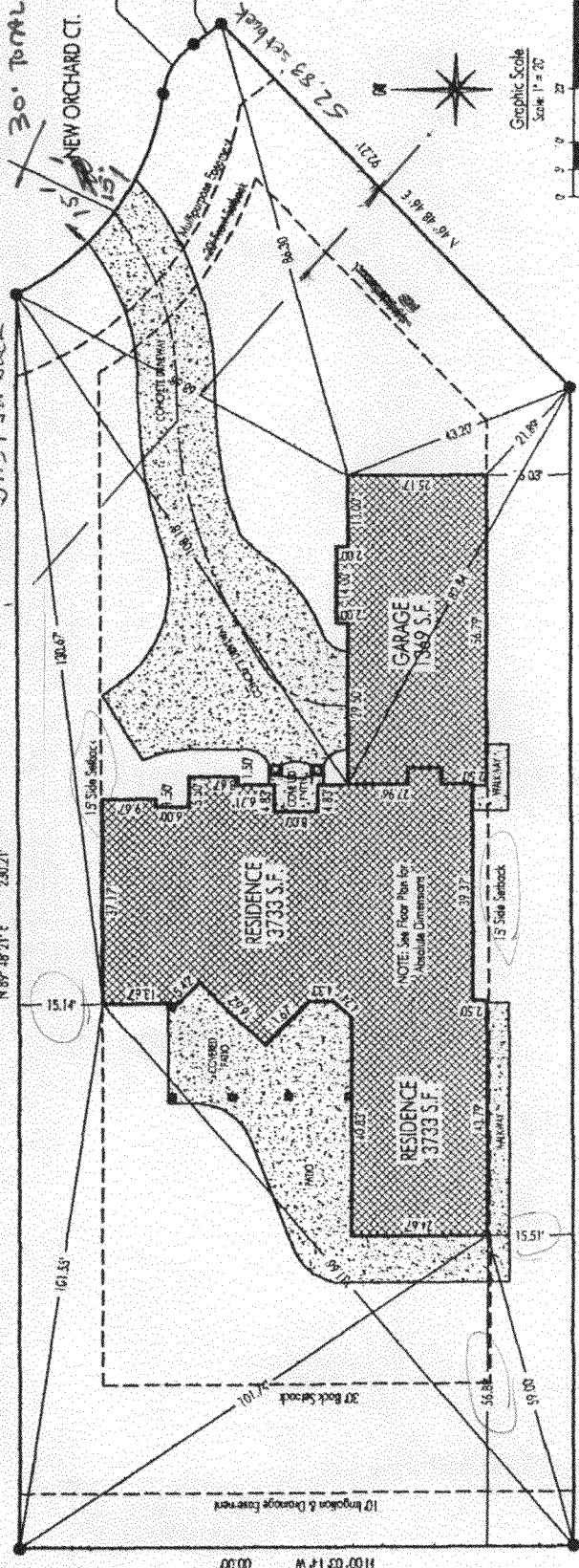
special front setback

$\Delta = 56' 16' 34"$
 $R = 48.00'$
 $L = 47.15'$
 $Ch = 45.37'$
 $Brg = N 54^\circ 12' 34" W$

Done O.K. 12/19/06
JAR

$\Delta = 46' 32' 46"$
 $R = 13.50'$
 $L = 10.97'$
 $Ch = 10.67'$
 $Brg = S 59^\circ 04' 28" E$

$\Delta = 02' 04' 38"$
 $R = 172.00'$
 $L = 6.24'$
 $Ch = 6.24'$
 $Brg = N 36^\circ 50' 24" W$



Graphic Scale
 Scale 1" = 20'

