

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 2637 New Orchard Ct. No. of Existing Bldgs 0 No. Proposed \_\_\_\_\_  
 Parcel No. 2701-352-72-003 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2500  
 Subdivision Old Orchard Estates Sq. Ft. of Lot / Parcel 19829.2  
 Filing 1 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 22'

**OWNER INFORMATION:**

Name Norm McClelland  
 Address 1964 N R.D.  
 City / State / Zip FRUITA CO 81521

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAMC  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

Telephone (250-8203) 858-1281 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> 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 _____   |
| Voting District <u>"B"</u> Driveway Location Approval <u>lee</u><br>(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 Norm McClelland Date \_\_\_\_\_  
 Department Approval Bill Johnson Date 2/19/02

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>19797</u> |
| Utility Accounting <u>Cateberry</u>  | Date <u>2/19/02</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)

100.00

14' MULT. EASE  
10' IRRIGATION EASEMENT

ACCEPTED *gld. Judith A. [Signature]* 12/19/06  
ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER. DEPT. OF PUBLIC WORKS. RECEIVED BY THE ENGINEER. LOCKE. ALL EASEMENTS AND PROVISIONS.

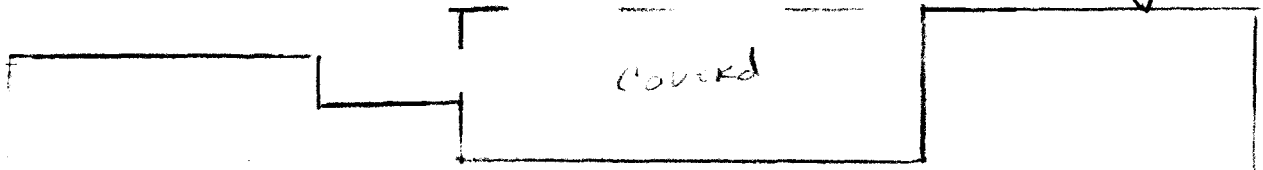
N  
↓

103'-10"

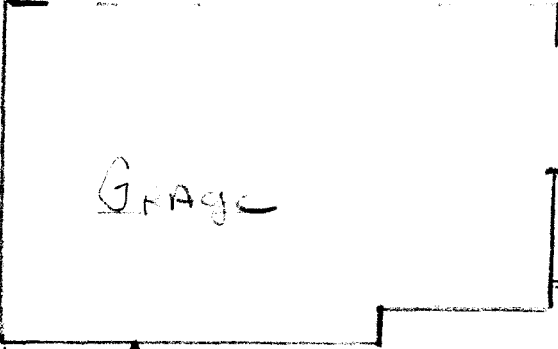
10' DRIFT EASE

198.31

198.27



House



15'0"

30'0"

24'0"

*ole*  
*12/6/06*

15'

14' MULT. EASE  
100.00

2637 NEW ORCHARD CT.