

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 Same
 Address _____
 City / State / Zip _____
 Telephone (250-8203) 858-1281

***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> 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> (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 BT Jackson 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>Kateberry</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 *By: Judith A. [Signature]* 12/19/06
ANY CHANGES TO THESE BLOCKS MUST BE APPROVED BY THE RECORDING DEPARTMENT. RECORD THESE EASEMENTS AND PROVISIONS.

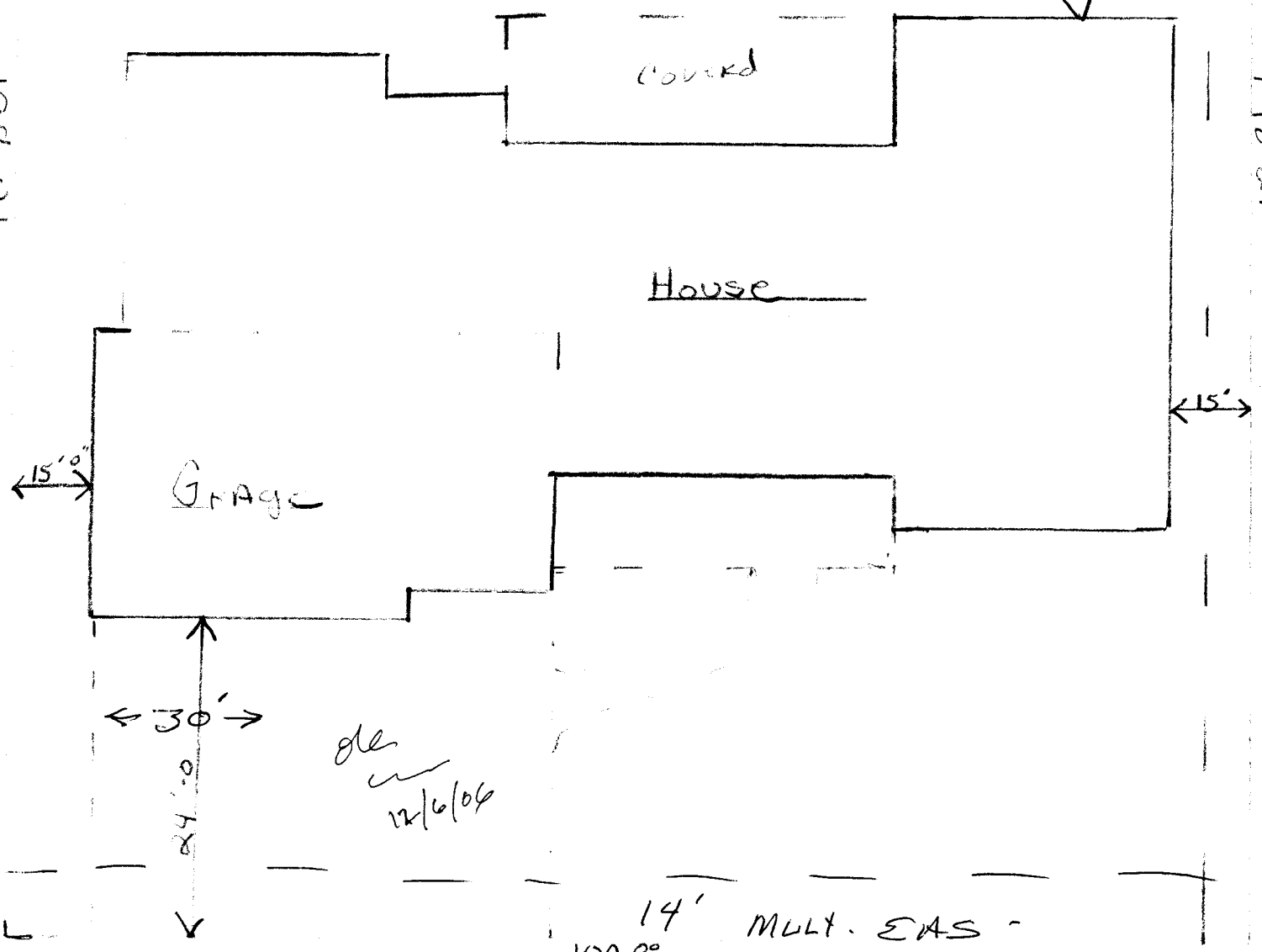
N
↓

103'-10"

10' DRIFT EASE

198.31

198.27



de
12/6/06

14' MULT. EASE
100.00'

2637 NEW ORCHARD CT.