

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

~~764 Old Orchard St~~ ~~2642 New Orchard Ct.~~

Building Address David McClelland

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2701-352-71-003

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2831

Subdivision Old Orchard Estates

Sq. Ft. of Lot / Parcel 22,624.68

Filing 1 Block 1 Lot 3

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name David McClelland

DESCRIPTION OF WORK & INTENDED USE:

Address 1880 Highpoint ct.

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

City / State / Zip Franklin Co. 81526

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Same

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address _____

City / State / Zip _____

NOTES: _____

Telephone 858-6399

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 _____	Driveway Location Approval <u>DAD</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 David McClelland Date 10-18-06

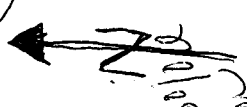
Department Approval W. H. H. H. H. H. Date 10/30/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19632</u>
Utility Accounting <u>✓</u>	Date <u>10/30/06</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)

10' Irrigation Easement

10-26-06
Drew
OK



113'-5"

ACCEPTED SUBJECT TO THE CITY PLANNING DEPT. IT IS THE AGENT'S RESPONSIBILITY TO LOCATE AND VERIFY THE EXISTENCE AND PROPERTY LINES. ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE AGENT'S RESPONSIBILITY TO LOCATE AND VERIFY THE EXISTENCE AND PROPERTY LINES.

83'4"

14' Multi-purpose Easement

DRIVE

30'

25'-0"

New Orchard Court

23'-0"

19'-6"

25'-0"

Old Orchard Street
14' Multi-purpose Easement