

FEE \$	10.00
TCP \$	1569.00
SIF \$	460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

772 Old Orchard Street

Building Address 2641 ~~G 74~~ RD
 Parcel No. 2701-352-71-001
 Subdivision OLD ORCHARD ESTATES
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs ~~8900~~ Sq. Ft. Proposed 2520 sq ft
 Sq. Ft. of Lot / Parcel 21,780
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3400
 Height of Proposed Structure 22

OWNER INFORMATION:

Name JAY DuCray
 Address 1547 17 ROAD
 City / State / Zip Loma Co. 81524

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

APPLICANT INFORMATION:

Name JAY DuCray
 Address 1547 17 RD
 City / State / Zip Loma Co. 81524
 Telephone 234-9058

*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>R5F-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>cu</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 [Signature] Date 11-28-06
 Department Approval [Signature] Date 12/28/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19853</u>
Utility Accounting <u>[Signature]</u> Date <u>12/28/06</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)

12/28/06

ACCEPTED *M. J. Jordan*
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.

Handwritten notes:
32' drive ok
32' DRIVEN
15' DRIVEWAY

NOTE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AN ENGINEER. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

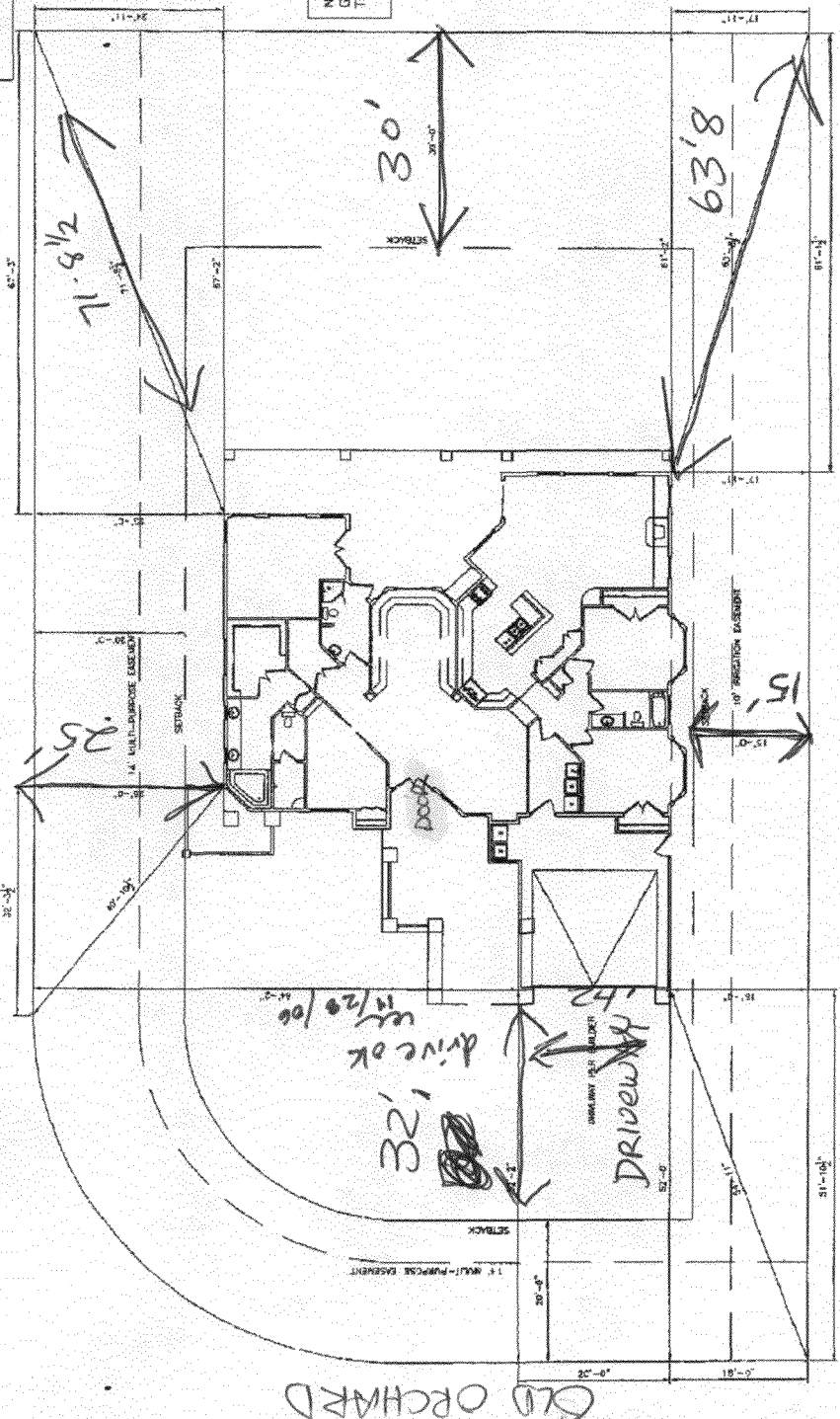
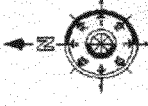
NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE, IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SEE PLAN INFORMATION

SUBDIVISION NAME	OLD ORCHARD ESTATES
PLAT NUMBER	1
LOT NUMBER	1
BLK#	2003-2004
STREET ADDRESS	772 OLD ORCHARD ST
CITY	NECA
COUNTY	COO
DISTRICT	517
APPROXIMATE AREA (SQ. FT.)	2400
APPROXIMATE PERMITS (SQ. FT.)	1800
LOT AREA (SQ. FT.)	1800
SETBACKS USED	FRONT 30' SIDE 15' REAR 50'



SCALE: 1/8"=1'-0"

Handwritten notes:
2641 G 3/4 RD.
772 OLD ORCHARD ST.
OLD ORCHARD ESTATES