

FEE \$	10 <sup>00</sup>
TCP \$	1539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

**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 26'

**OWNER INFORMATION:**

Name David Gross  
 Address 2218 Da Vinci Pl  
 City / State / Zip CT, Co 81503

**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 81503  
 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>
North = 57.34' South 52.33'	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>RAD</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)

APPROVED *Jan 12/20/06*  
... MUST BE  
... PLANNING  
... ADS  
... PROPERLY  
... EASEMENTS  
... PLANS

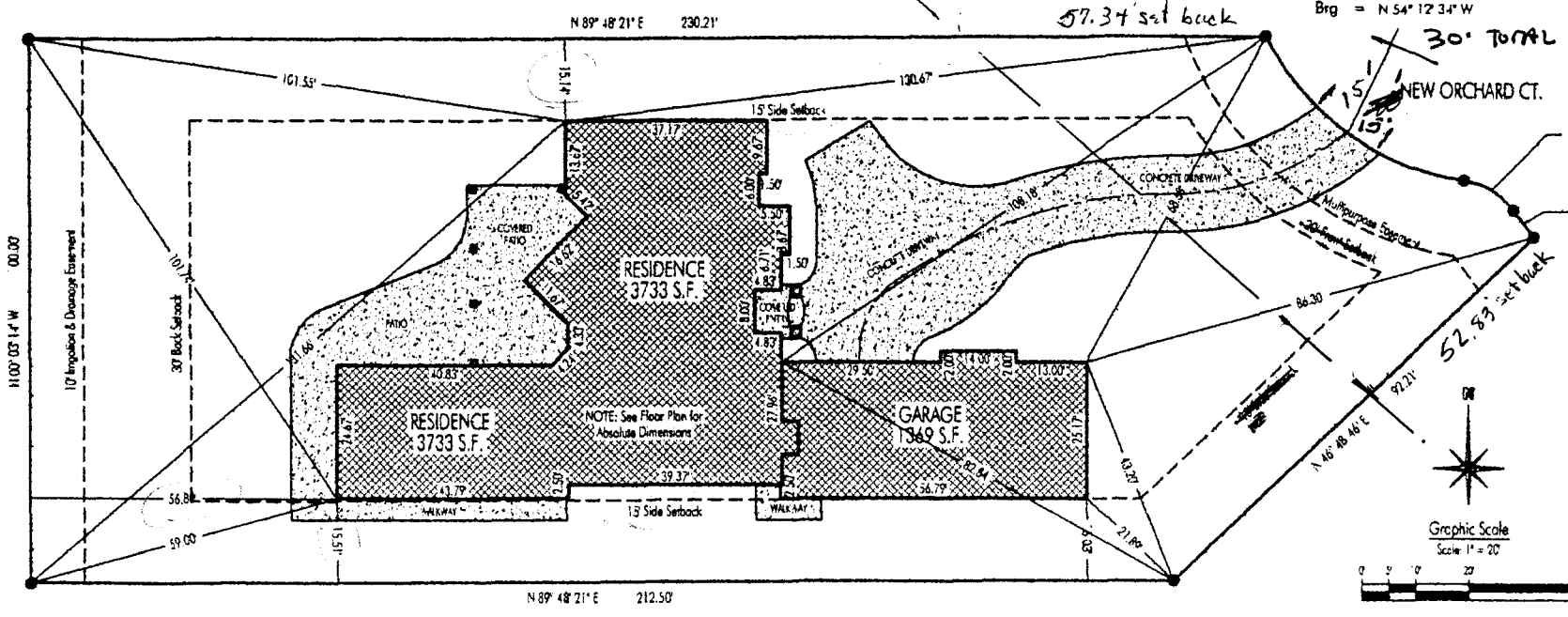
*Done OK  
JAP 12/19/06*

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

*special front setback*

$\Delta = 56' 16' 34''$   
R = 48.00'  
L = 47.15'  
Ch = 45.27'  
Brg = N 54° 12' 34" W

*Done OK  
JAP 12/19/06*



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

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

