

FEE \$	10.00
TCP \$	0
SIF \$	0

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

**109783-62980**

Building Address 2629 New Orchard Ct. No. of Existing Bldgs 1 No. Proposed 0  
 Parcel No. 2701-352-72-007 Sq. Ft. of Existing Bldgs 3725 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Old Orchard Estates Sq. Ft. of Lot / Parcel 110 x 212  
 Filing \_\_\_\_\_ Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5000  
 Height of Proposed Structure 0

**OWNER INFORMATION:**

Name Dave Gross  
 Address 2218 Da Vinci Pl  
 City / State / Zip GJ CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 14 x 28 inground pool

**APPLICANT INFORMATION:**

Name Watermark Spas & Pools  
 Address 2491 Hwy 6 E 50  
 City / State / Zip GJ CO 81505  
 Telephone 241-4133

**\*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> <u>North = 57.34' South 52.83'</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
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 <u>special front setback</u>
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)	<u>for Lot 7</u>

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 1-5-07  
 Department Approval [Signature] Date 1-5-07

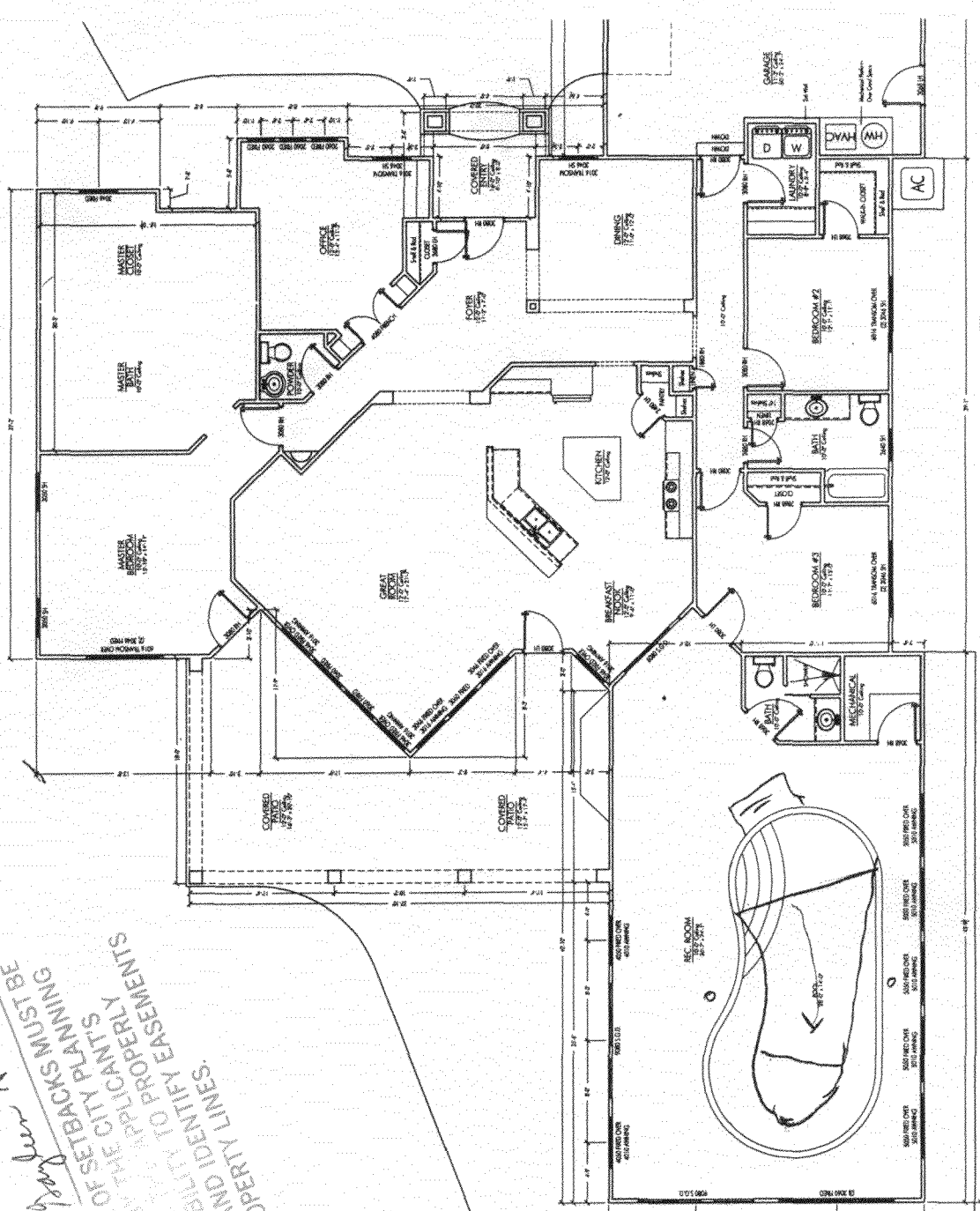
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/5/07</u>		

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)

Sheet Index	
1- Floor Plan	
2- Roof & Site Plan; Sections & Notes	
3- Elevations	
4- Isometrics	

Area Calculations	
Living Area	2640 Sq. Ft.
Bas. Room	1085 Sq. Ft.
Total Living Area	3725 Sq. Ft.
Garage	1369 Sq. Ft.
Covered Patio	541 Sq. Ft.



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

1-5-07  
 Accepted for Planning  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE PLANNING DEPT.'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

28x14 max

David Cross - Pruitt Homes  
 Colwell plan 201-1853

1-5-07  
 Daylen Anderson  
 ACCEPTED 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.

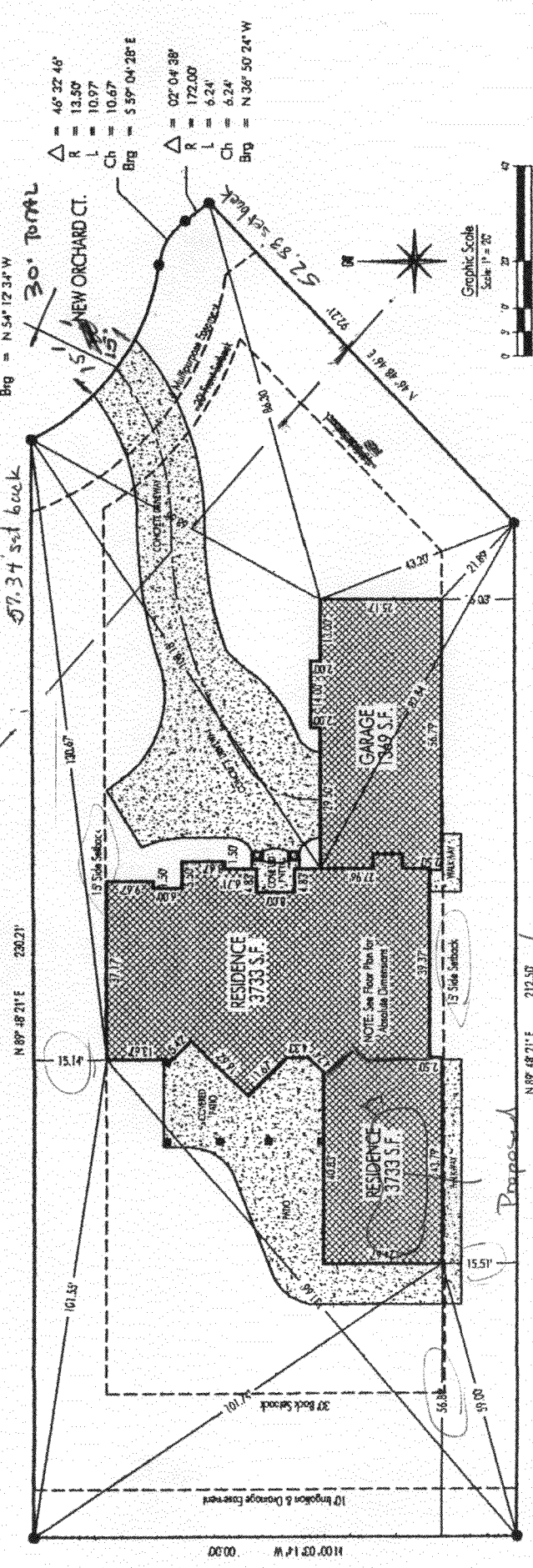
12/20/06  
 ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Done OK  
 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

Done O.K. 12/19/06  
 JAF



Proposed  
 14x28 in-ground pool

