

FEE \$	10 <sup>00</sup>
TCP \$	1589 <sup>00</sup>
SIF \$	460.00

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

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

Building Address 2630 NEW ORCHARD CT, 81505  
 Parcel No. 2701-352-72-010  
 Subdivision OLD ORCHARD ESTATES  
 Filing \_\_\_\_\_ Block 2 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,000  
 Sq. Ft. of Lot / Parcel .89 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 25 feet

**OWNER INFORMATION:**

Name DAVID J. and REBECCA GIBB  
 Address 145 Applewood drive  
 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 DAVID J. GIBB  
 Address 145 Applewood dr.  
 City / State / Zip FRUITA, CO 81521  
 Telephone 970-623-3424

**\*TYPE OF HOME PROPOSED:**

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

NOTES: SEE COUNTY APPROVED PERMIT ENGINEER - DARRIN ADAMS "LOWER VALLEY Ed."

**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 <u>X</u> 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 _____		
Voting District <u>"B"</u>	Driveway Location Approval <u>JAR</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).

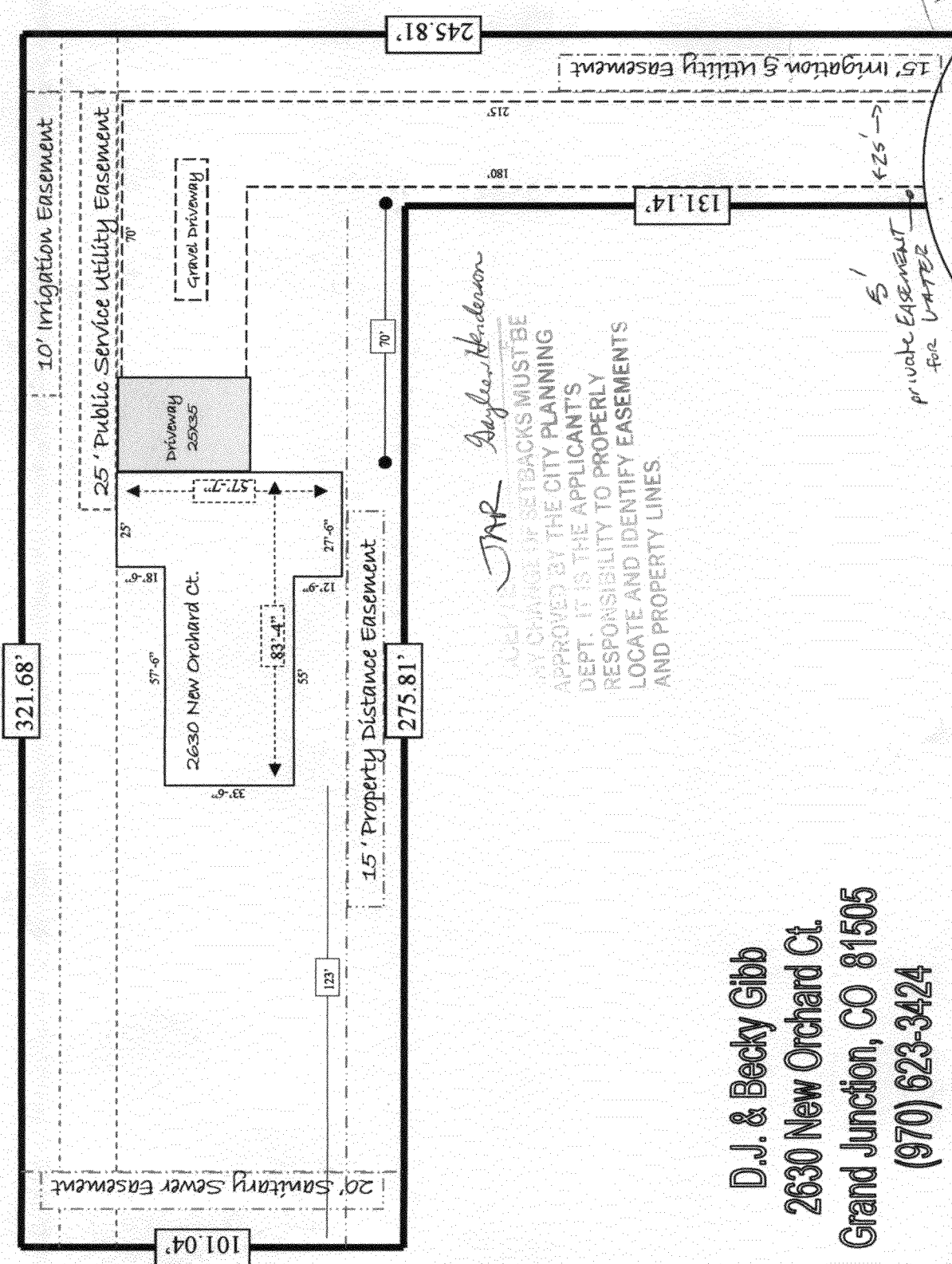
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date JAN 23, 2007

Department Approval JAR Gayleen Henderson Date 1/29/2007

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>19957</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-29-07</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)



*JAR Gayle Anderson*

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.

**D.J. & Becky Gibb**  
**2630 New Orchard Ct.**  
**Grand Junction, CO 81505**  
**(970) 623-3424**

1/4 inch = 10 Feet

*5' private EASEMENT FOR WATER*

*Drive O.K. JAR*