

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 2634 New-Orchard Ct
 Parcel No. 2701-352-72-012
 Subdivision Old Orchard Estates
 Filing 1 Block 2 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3487
 Sq. Ft. of Lot / Parcel 19,360
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,487
 Height of Proposed Structure 20 ft.

OWNER INFORMATION:

Name R & D Quality Builders, LLC
 Address 1760 Lucke Dr.
 City / State / Zip Fruita, CO 81521

APPLICANT INFORMATION:

Name R & D Quality Builders, LLC
 Address 1760 Lucke Dr.
 City / State / Zip Fruita, CO 81521
 Telephone 234-0717 868-0717

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

*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>	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 _____	(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 3-6-07
 Department Approval [Signature] Date 3-8-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20020</u>
Utility Accounting <u>Kate Ebberly</u>	Date <u>3/8/07</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)

3-8-07

Site Area Map

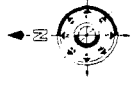
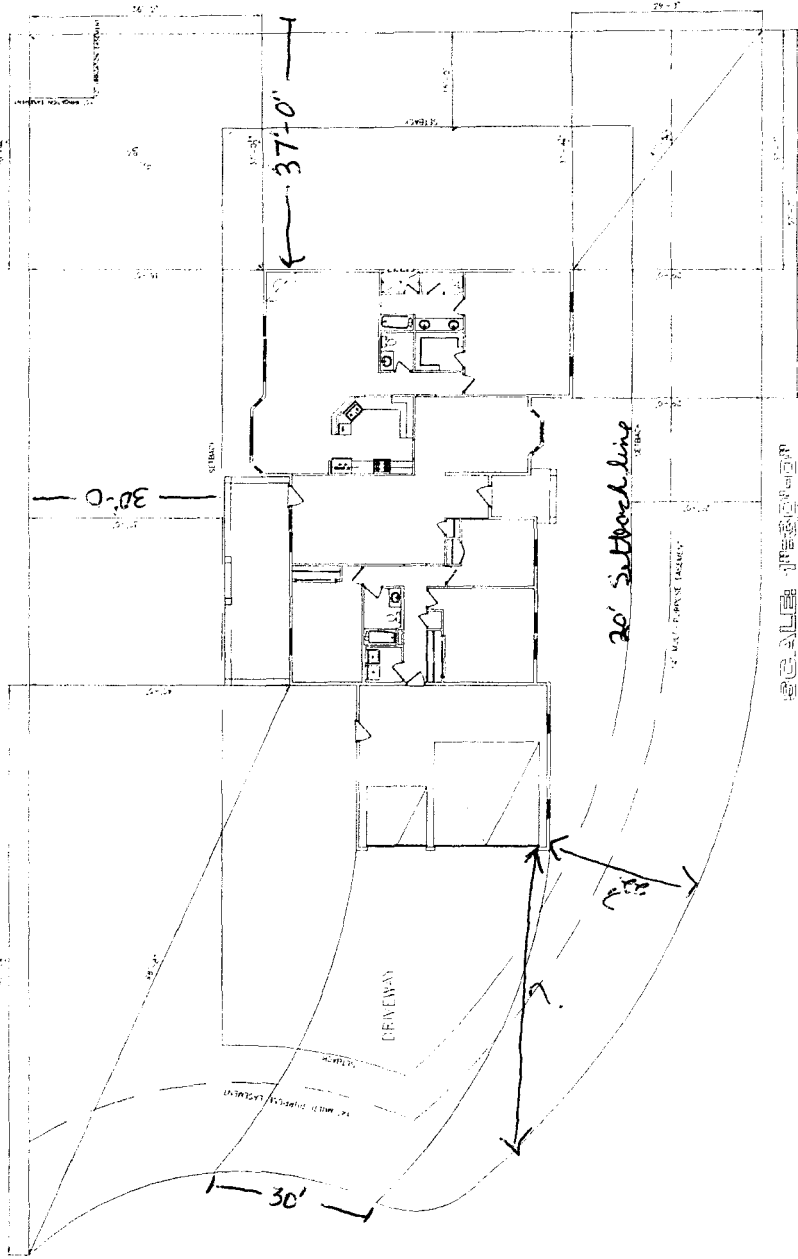
100' 100' 100' 100'

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DATE: 03/08/07

PROJECT: 100' 100' 100' 100'



SITE PLAN INFORMATION	
SUBMITTER NAME	STATE STREET DEVELOPMENT
PROJECT NAME	100' 100' 100' 100'
LOT NUMBER	100'
BLK. NUMBER	100'
PARCEL NO.	100'
LONG. DIST.	100'
WIDE. DIST.	100'
DATE	03/08/07



GRAND JUNCTION, CO.
1970 24-2782



PRO QUALITY BUILDERS
SITE

SITE	
DATE	03/08/07
BY	ARCHITECT
CHECKED BY	ARCHITECT
SCALE	AS SHOWN