

FEE \$	70-
TCP \$	
SIF \$	

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

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

Building Address 112661-62269  
764 Old Orchard st.  
 Parcel No. 2701-352-71-003  
 Subdivision Old Orchard East  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 yes No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2900 Sq. Ft. Proposed 1720  
 Sq. Ft. of Lot / Parcel 518 Ac.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Young  
 Address 764 Old Orchard st  
 City / State / Zip Grand Junction Co.

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Detached Garage  
~~Add Restroom - RV for A/H~~

**APPLICANT INFORMATION:**

Name David McClelland  
 Address 1880 Highpoint  
 City / State / Zip Fruita Co 81521  
 Telephone 858-6399

\*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**

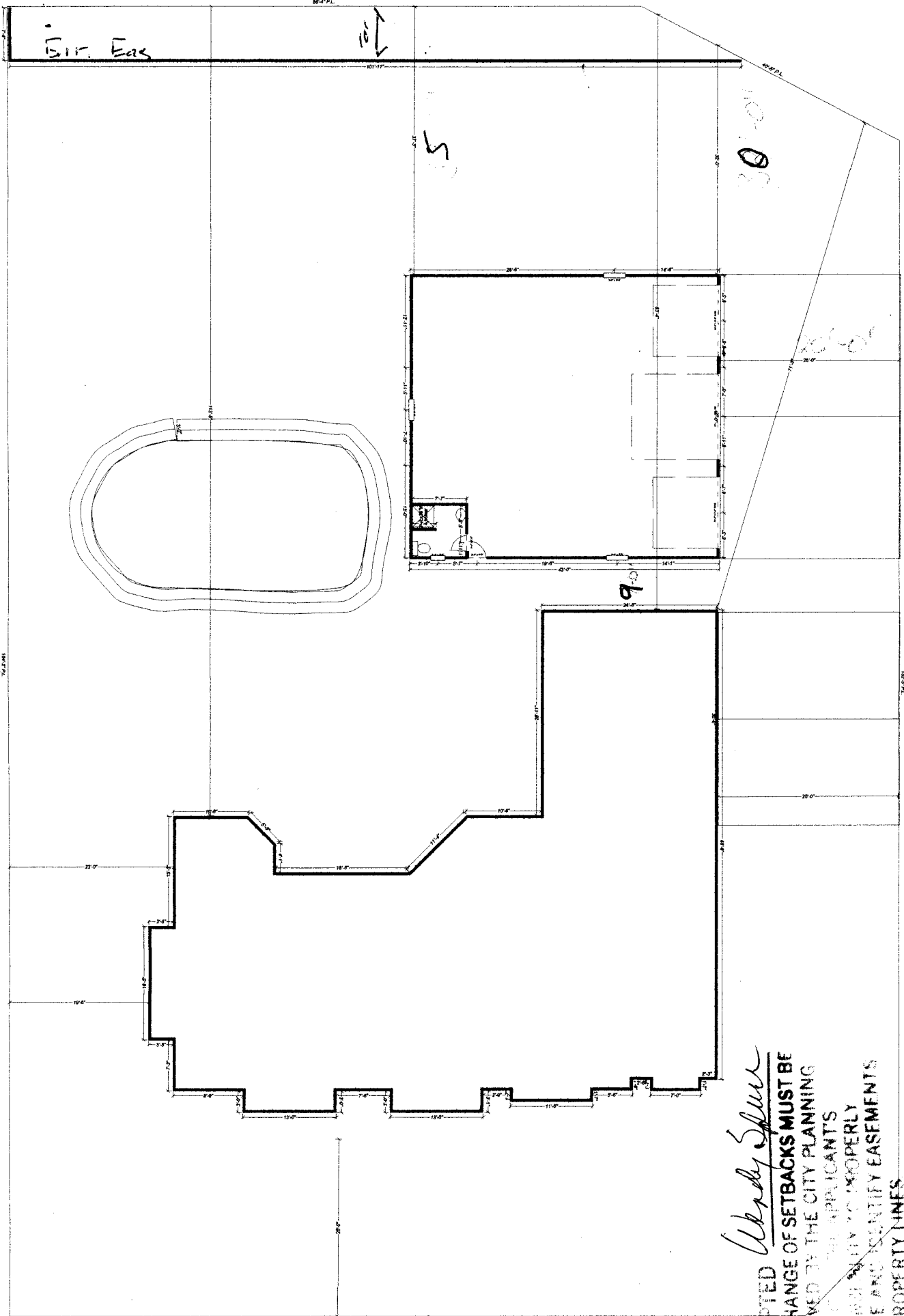
ZONE R2 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 15/3 from PL Rear 30/5 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway \_\_\_\_\_  
 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 7-18-07  
 Department Approval [Signature] Date 7/18/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>New WTR change</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/19/07</u>		



Old Orchard St.

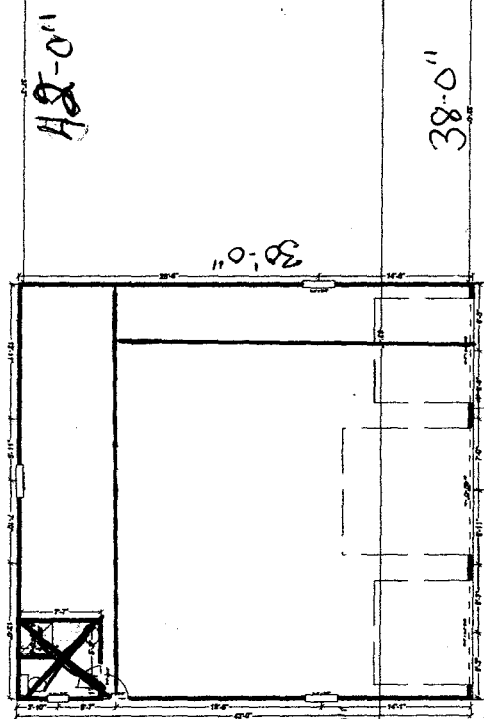
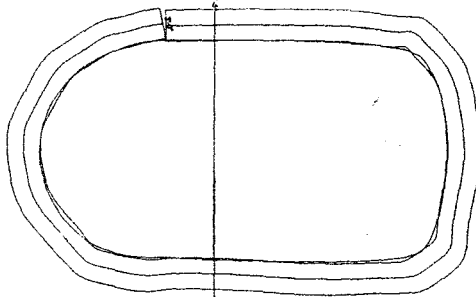
New Orchard Etc.

Old Orchard St.

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

17 17

8-2-07  
ACCEPTED  
BY CHANGE OF SETBACKS MUST  
BY THE APPLICANTS  
PROPERTY TO THE PERMIT  
MEASUREMENT



Andy Spivey

New Orchard Etc.

Old Orchard St.