

FEE \$	1000
TCP \$	2534.00
SIF \$	400.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

Building Address 2631 New Orchard Ct No. of Existing Bldgs 0 No. Proposed 2600  
 Parcel No. 2701-353-72-006 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2600  
 Subdivision Old Orchard Estates Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 1 Block 2 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name David Gross  
 Address 1167 River Rock Ct  
 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 Gross / Green Spec Inc  
 Address 1167 River Rock Ct  
 City / State / Zip Fruita Co 81521  
 Telephone 970-201-1853

**\*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.**

**THIS SECTION TO BE COMPLETED BY PLANNING STAFF**

ZONE <u>R-2</u>	Maximum coverage of lot by structures <u>30</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>/</u> NO _____
Side <u>15/3</u> from PL Rear <u>30/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 8/6/08  
 Planning Approval Wendy Spuer Date 8/11/08

Additional water and/or sewer tap fee(s) are required: YES <u>/</u> NO _____	W/O No. <u>21161</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/11/08</u>

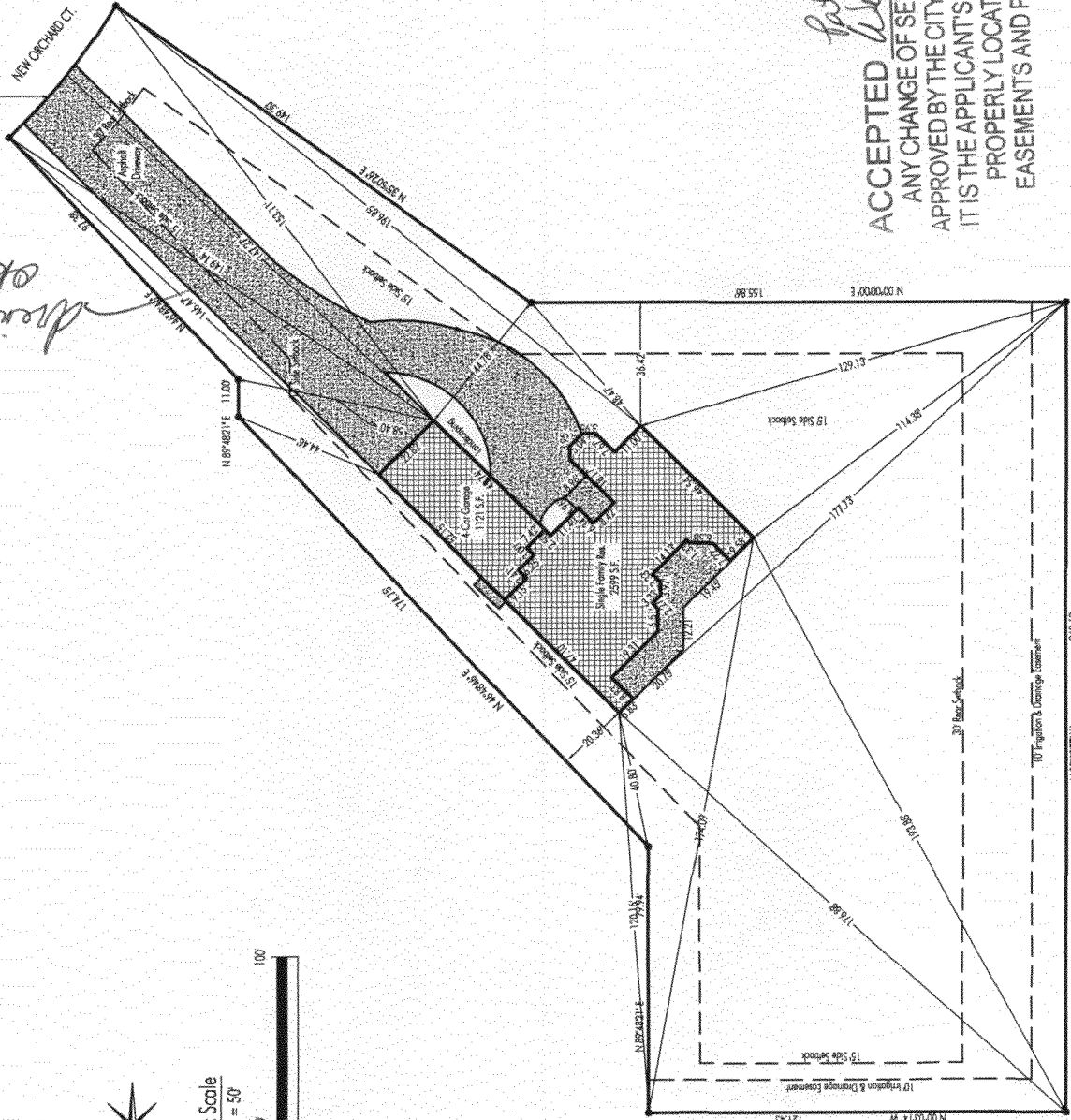
A: 1/2" = 1' 0"  
 B: 1/4" = 1' 0"  
 C: 1/8" = 1' 0"  
 D: 1/16" = 1' 0"

NEW ORCHARD CT.

*there*



Graphic Scale  
 Scale: 1" = 50'



*Pat Dunlop 8/11/08*  
*Wendy Green*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.