

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 768 OLD ORCHARD ST No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-352-71-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2777  
 Subdivision OLD ORCHARD Estates Sub Sq. Ft. of Lot / Parcel 18,492 sq ft  
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3355  
 OWNER INFORMATION: Height of Proposed Structure 23'

Name THOMAS HOMES INC DESCRIPTION OF WORK & INTENDED USE:  
 Address 921 25 RD  New Single Family Home (\*check type below)  
 City / State / Zip GRD Jet Co 81505  Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

APPLICANT INFORMATION: \*TYPE OF HOME PROPOSED:  
 Name THOMAS HOMES INC  Site Built  Manufactured Home (UBC)  
 Address 921 25 RD  Manufactured Home (HUD)  
 City / State / Zip GRD Jet Co 81505  Other (please specify): \_\_\_\_\_  
 Telephone 261-1675 NOTES: NEW HOME

**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>R-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>JDR</u> (Engineer's Initials)	<b>PAID</b> JAN 22 2008 PR

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).

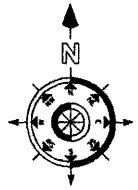
Applicant Signature Guy Thomas Date 1/2/08  
 Department Approval JDR Pat Dunlap Date 1-22-08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>20851</u>
Utility Accounting <u>J. Bensley</u>	Date <u>1/22/08</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)

NOTE:  
DIMENSION LINES ARE PULLED FROM  
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
EXISTS, DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION.

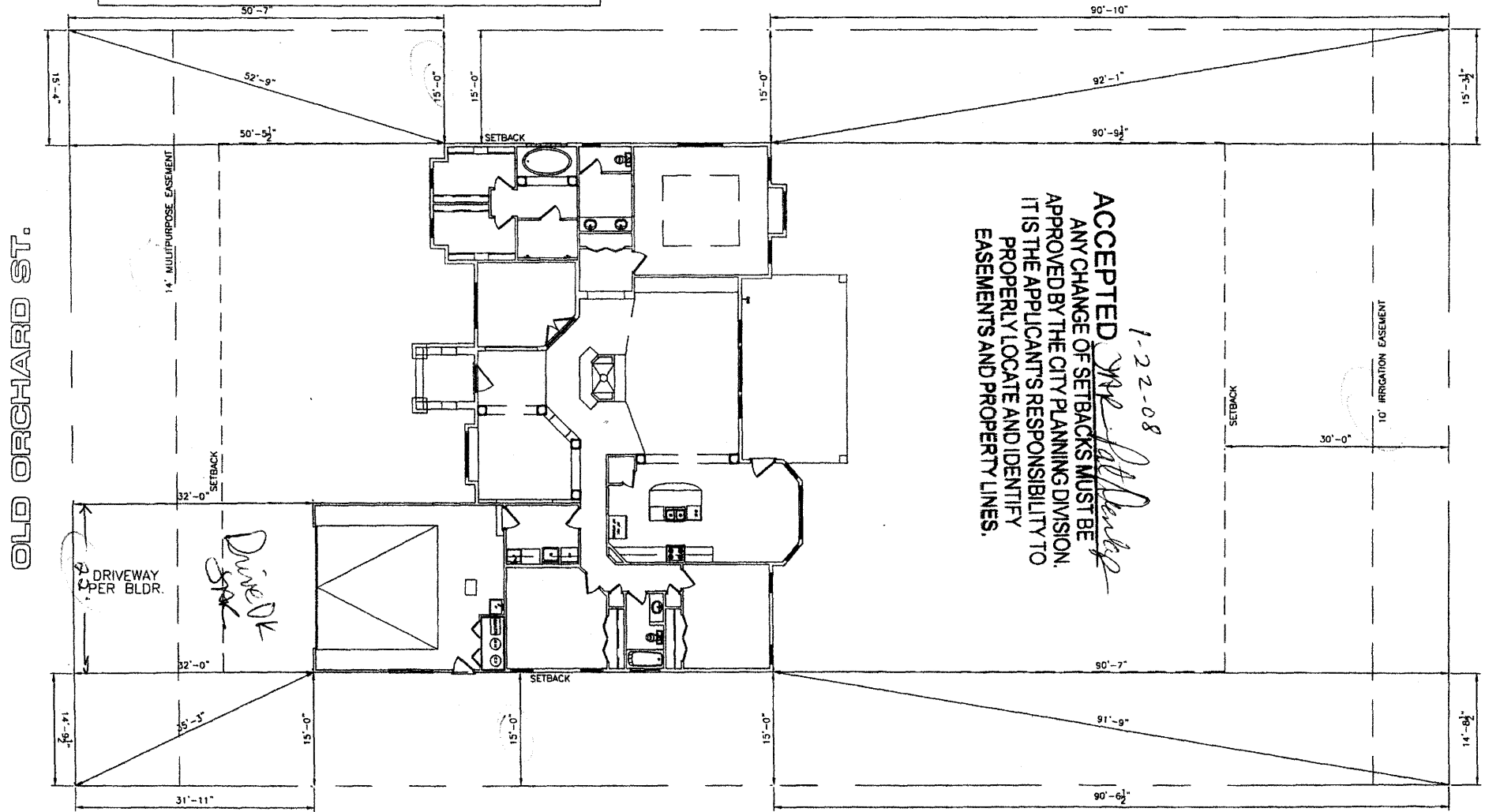
NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION



SITE PLAN INFORMATION	
SUBDIVISION NAME	OLD ORCHARD ESTATES
FILING NUMBER	N/A
LOT NUMBER	2
BLOCK NUMBER	1
STREET ADDRESS	768 OLD ORCHARD
COUNTY	MESA
GARAGE SQ. FT.	578 SF
COVERED ENTRY SQ. FT.	50 SF
COVERED PATIO SQ. FT.	344 SF
LIVING SQ. FT.	2777 SF
LOT SIZE	18,492 SF
SETBACKS USED	FRONT 20' SIDES 15' REAR 30'

- NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



OLD ORCHARD ST.

SCALE: 1"=20'-0"