

FEE \$ 10.00  
 TCP \$ 1500.00  
 IF \$ 292.00

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

ADG PERMIT NO.

Building Address 624 Lodgepole St  
 Parcel No. 2943-044-00-130  
 Subdivision ORANGE GROVE  
 Filing 1 Block 4 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1820  
 Sq. Ft. of Lot / Parcel 10,858  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2749 = 25.3%  
 Height of Proposed Structure 21'

**OWNER INFORMATION:**

Name CPS ENTERPRISES  
 Address PO Box 561  
 City / State / Zip Telluride CO 81435

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name GRAND MESA HOMES INC  
 Address 2482 Commerce Blvd  
 City / State / Zip GJ CO 81505  
 Telephone 640-3538 JAKE

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"D"</u> Driveway Location Approval <u>[Signature]</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 Jake Jacobson Date 2-28-05  
 Department Approval [Signature] Date 3/8/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17953</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/8/05</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)

624 LODGEPOLE ST.

LOT 4 BLK 4  
ORANGE GROVE

MODEL  
TANGERINE 1820 $\phi$

GRAND MESA HOMES  
2482 Commerce Blvd  
Grand Jct., CO 81505

Cell # 640-3538 Fax # 255-1018

LODGEPOLE ST

ORANGE GROVE COURT

driv1  
OK as  
noted  
3/2/05  
M

\*CONTRACTOR  
MUST FIELD  
FIT DRIVEWAY  
WITH UTILITY  
PROBESTAL +  
STREET LIGHT

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

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

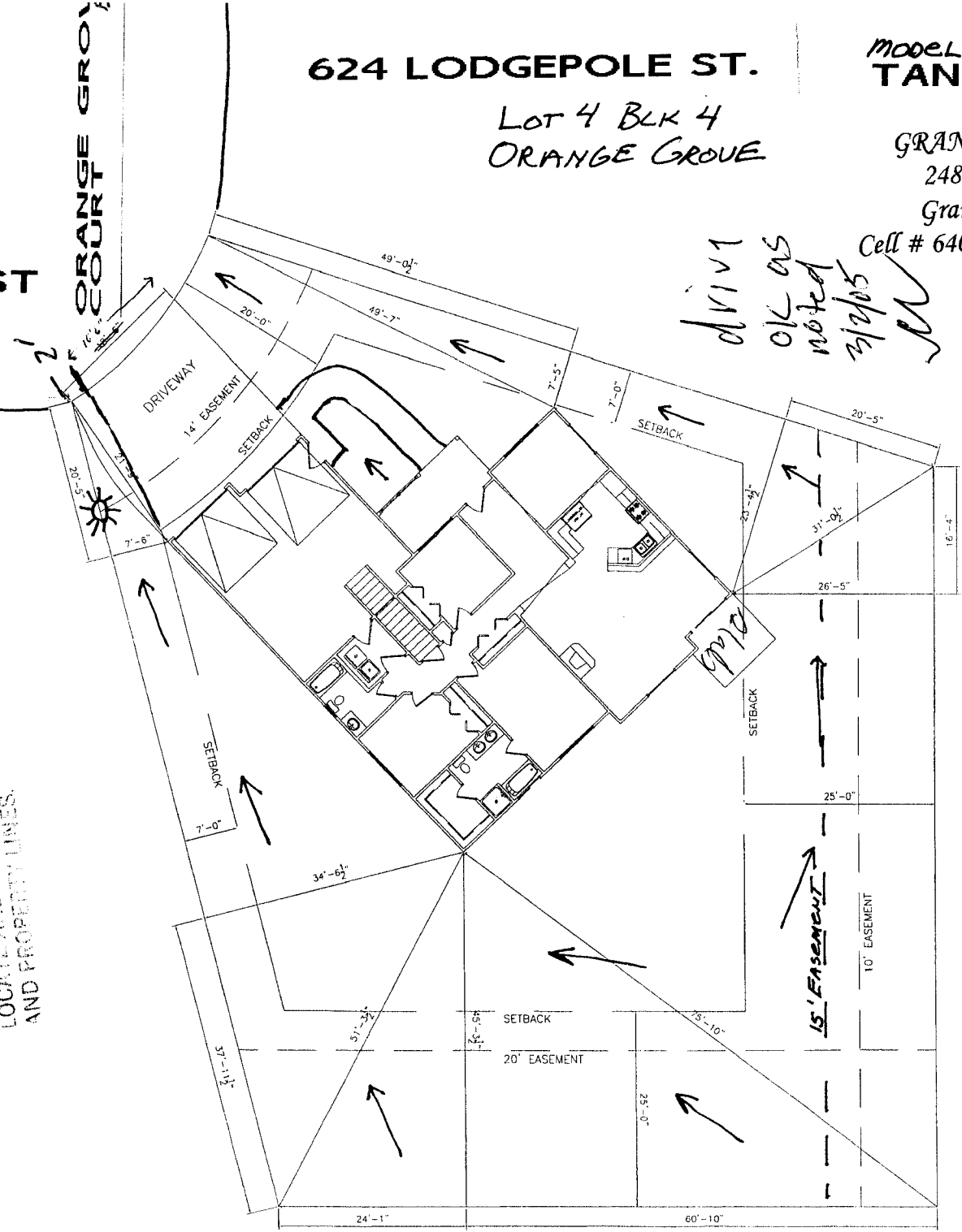
NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

PATIO 73 $\phi$   
Porch 101 $\phi$   
DRIVE 424  
sidewalk 120

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	4
LOT NUMBER	4
STREET ADDRESS	?
COUNTY	MESA
LIVING SQ. FT.	<del>1800</del> SF 1820
GARAGE SQ. FT.	525 SF
LOT SIZE	10,858 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

1506  
525  
2031 $\phi$  1st Floor

3/4/05  
C. J. Hall  
ACCEPTED  
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.



SCALE: 1" = 20'-0"