

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

LOG PERMIT NO. \_\_\_\_\_

Building Address 614 Orange Grove Way No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-044-70-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1766  
 Subdivision Orange Grove Sq. Ft. of Lot / Parcel 10,123  
 Filing \_\_\_\_\_ Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,914.25 2,781 s.f.  
 Height of Proposed Structure 27'

**OWNER INFORMATION:**

Name C.P.S. II Enterprises LLC  
 Address P.O. 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 Grand Junction, Co 81505  
 Telephone 970-234-2415

\*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-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>RAD</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).

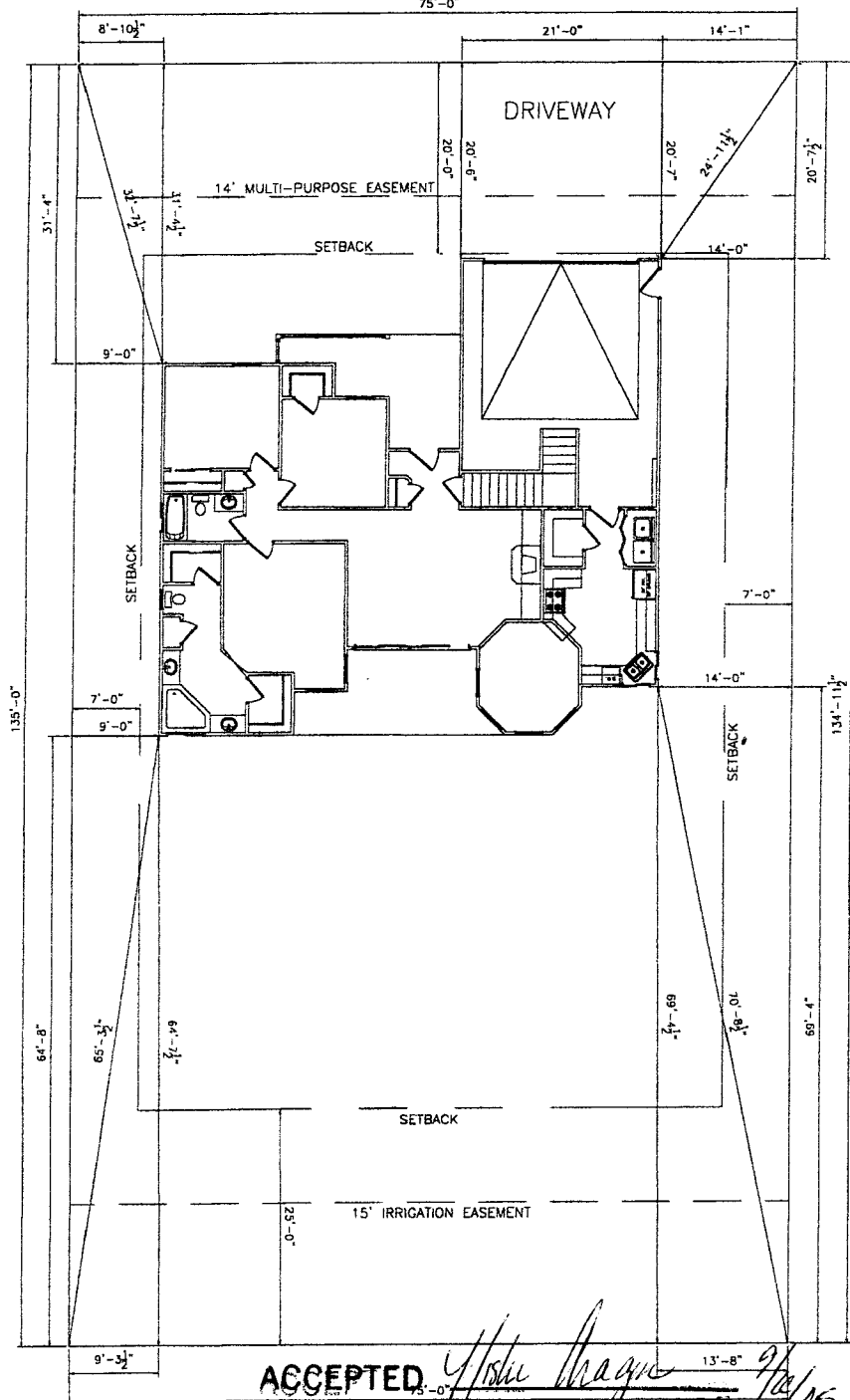
Applicant Signature Jake Jackson GMH Date 7/29/05  
 Department Approval M. Yliskki Magon Date 9-10-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18373</u>
Utility Accounting <u>D Overholt</u>	Date <u>9/16/05</u>		

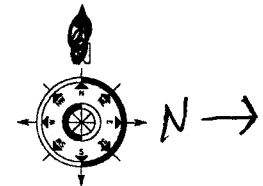
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# ORANGE GROVE WAY

# 614 ORANGE GROVE WAY



Grand Mesa Homes Inc.  
P.O. Box 1373  
Grand Junction, CO 81502



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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	5
LOT NUMBER	2
STREET ADDRESS	614 ORANGE GROVE WAY
COUNTY	MESA
GARAGE SQ. FT.	480 SF
COVERED PORCH SQ. FT.	143 SF
COVERED PATIO SQ. FT.	151 SF
MAIN FLOOR LIVING SQ. FT.	1434 SF
UPPER LIVING SQ. FT.	332 SF
TOTAL LIVING SQ. FT.	1766 SF
LOT SIZE	10123 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 20'-0"

**ACCEPTED** *Y. H. Hagan* 9/12/05  
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.

*Done OK*  
*Trish Davis*  
8/1-05