

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

PG PERMIT NO.

Building Address 6222 Orange Grove No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-044-70-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Orange Grove Sq. Ft. of Lot / Parcel 9284 SF
 Filing _____ Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2944
 Height of Proposed Structure 271

OWNER INFORMATION:

Name CPS Enterprises
 Address Po Box 561
 City / State / Zip 6 Jct, 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 Jct., CO
 Telephone 970-255-6520

***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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District "D" Driveway Location Approval [Signature]
 (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 11-01-05
 Department Approval [Signature] Date 11-1-05

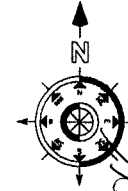
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18527</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-1-05</u>		

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 FRONT

622 ORANGE GROVE WAY

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



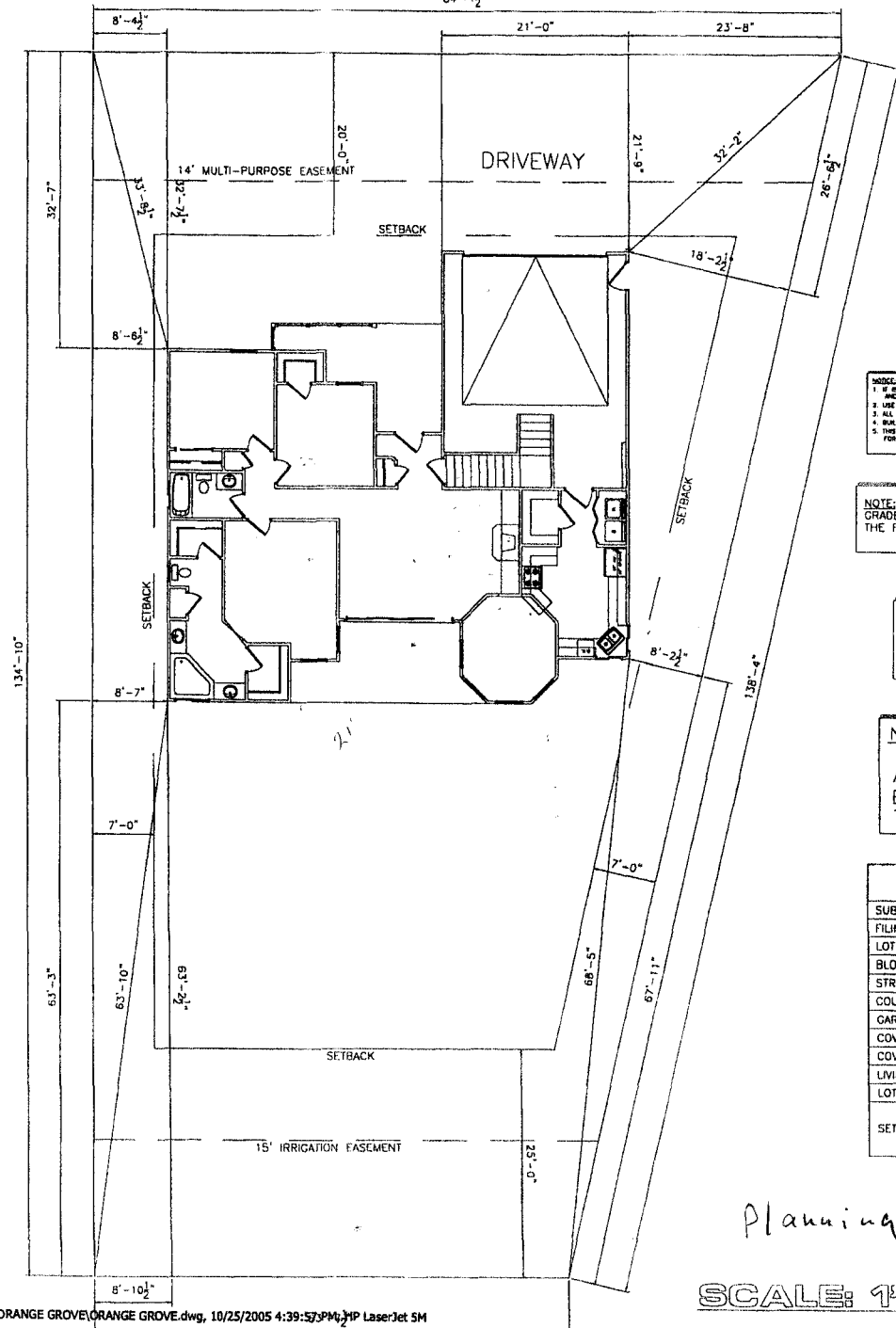
NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL SIZES AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES WAIVER AND OR HOME OWNER ACCEPTS THE RISK.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDERS AND OR OWNER TO VERIFY ALL SETBACKS AND ENCROACHMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AN ARCHITECT. SEE SEPARATE ORDINANCE BY CITY FOR ENGINEERING DATA.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE SUBDIVISION
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	622 ORANGE GROVE WAY
COUNTY	MESA
GARAGE SQ. FT.	480 S.F.
COVERED ENTRY SQ. FT.	143 S.F.
COVERED PATIO SQ. FT.	151 S.F.
LIVING SQ. FT.	1762 S.F.
LOT SIZE	9284 S.F.
	FRONT 20'
SETBACKS USED	SIDES 7'
	REAR 25'



11-1-05
Wendy Spurr
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.

Handwritten signature and date:
10-31-05

Planning Copy

SCALE: 1" = 20'-0"