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 \$1500.00  
 SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 624 Orange Grove WAY No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-044-71-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2178  
 Subdivision Orange Grove Sq. Ft. of Lot / Parcel 9,514 sq ft  
 Filing \_\_\_\_\_ Block 3 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) ~~2536~~ 2,777  
 Height of Proposed Structure 27'

**OWNER INFORMATION:**

Name CPS Enterprises II, 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 Jct, CO 81505  
 Telephone ~~255-6520~~ 640-3530

**\*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 X 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 ML  
 (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 GMHI Date 4/26/05

Department Approval NAC: Jay Hall Date 6/21/05

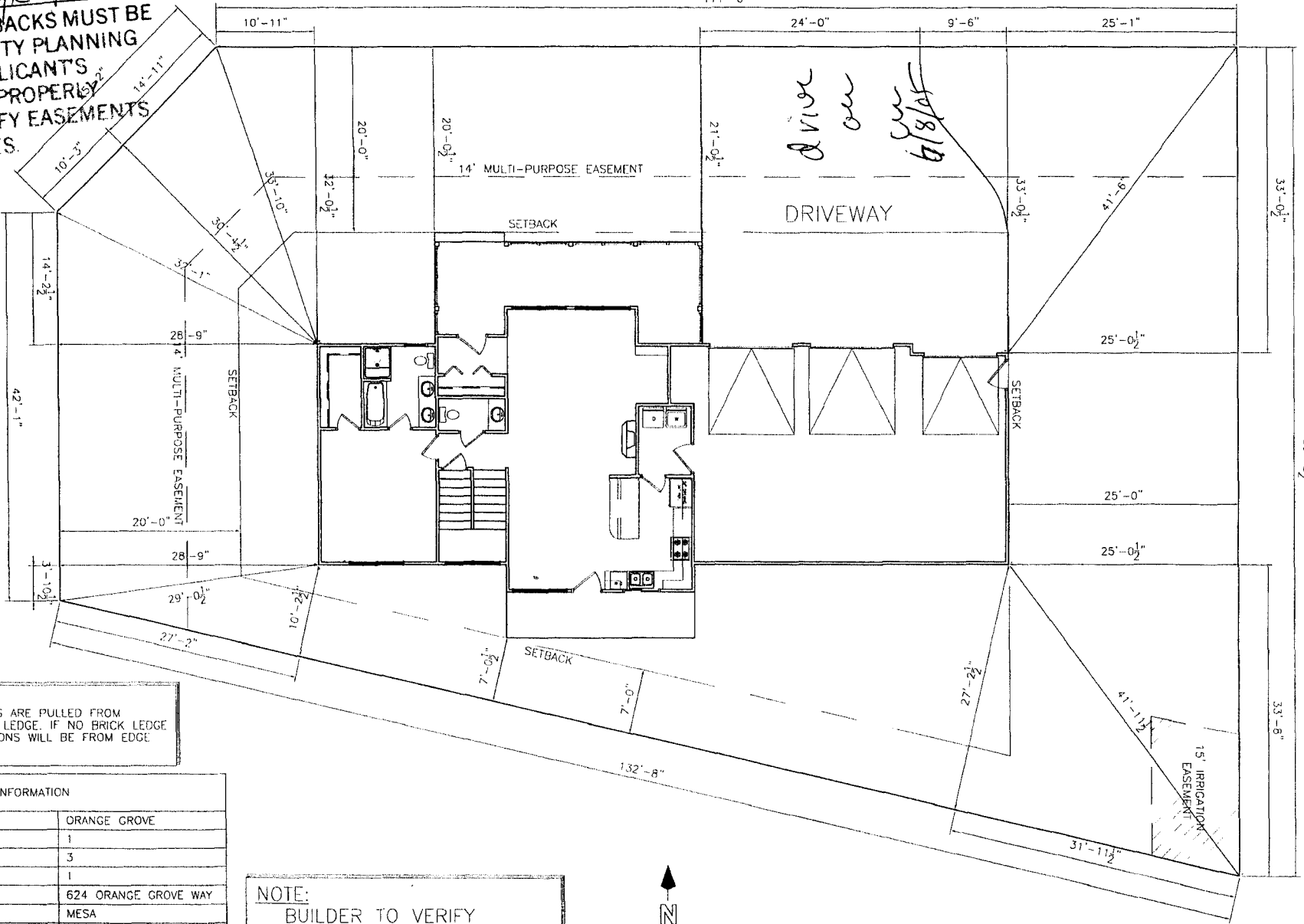
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18169</u>
Utility Accounting <u>Deerhoof</u>	Date <u>6/21/05</u>		

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 COURT SIDE

ACCEPTED *C. Y. Valeros*  
*C. Y. Valeros*  
 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.

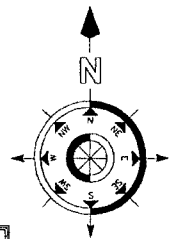
ORANGE GROVE WAY  
 FRONT



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

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	1
STREET ADDRESS	624 ORANGE GROVE WAY
COUNTY	MESA
GARAGE SQ. FT.	834 SF
MAIN FLOOR LIVING SQ. FT.	1095 SF
UPPER FLOOR LIVING SQ. FT.	1396 SF
TOTAL LIVING SQ. FT.	2491 SF
COVERED PORCH SQ. FT.	254 SF
UNCOVERED PATIO SQ. FT.	103 SF
LOT SIZE	9514 SF
SETBACKS USED	FRONT 20' SIDES 7'

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



624 ORANGE GROVE WAY

SCALE: 1/16" = 1'-0"

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