

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

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

LDG PERMIT NO. \_\_\_\_\_

Building Address 3072 ORANGE CR. CT No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-044-00-130 (parent parcel) Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2157  
 Subdivision ORANGE GROVE Sq. Ft. of Lot / Parcel 8070  
 Filing 1 Block 4 Lot 2  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2157+851 = 3008  
 Height of Proposed Structure 27'

**OWNER INFORMATION:**

Name CPS ENT II  
 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  
 Address 2482 COMMERCE BLVD  
 City / State / Zip GS CO 81505  
 Telephone 640-3538

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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>RSE-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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>MPG</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 Jack Taulson Date 3/7/05  
 Department Approval M. St. C. Tapp Hall Date 4/6/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18020</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>4-6-05</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)



3072 ORANGE GROVE CT

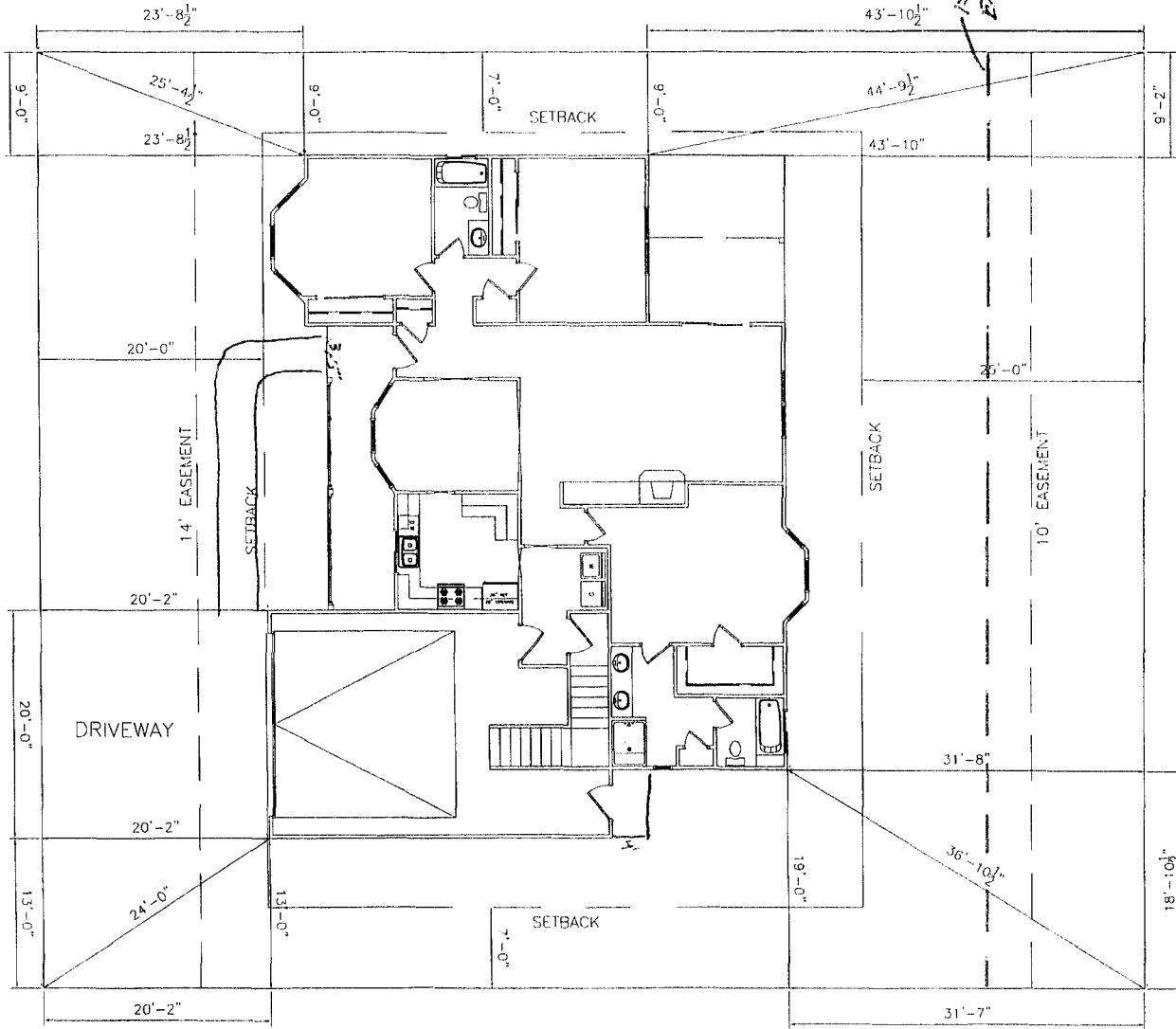


Lot 2 Block 4

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

4/6/05  
Gaye 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.



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

DRIVEWAY 403  
Sidewalks 118  
Patio 180  
Porch 150  
851

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	4
LOT NUMBER	2
STREET ADDRESS	?
COUNTY	MESA
LIVING SQ. FT.	1645 SF
GARAGE SQ. FT.	512 SF
LOT SIZE	8,070 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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