

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 3070 Orange Grove Way No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-044-72-001 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision ORANGE GROVE Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Jim Hughes
 Address 3068 F Road
 City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Kevin Smith
 Address 200 W Grand Ave Suite 1
 City / State / Zip Grand Jct Co 81501
 Telephone 970-260-6367

***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 5090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 7' 1/3 from PL Rear 25' 1/5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____
 (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 5-24-05
 Department Approval [Signature] Date 5/24/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 5/24/05

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

Lot 1 Block 4

3070 ORANGE GROVE CT.

ACCEPTED *Camp Hall 5/24/05*
 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

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

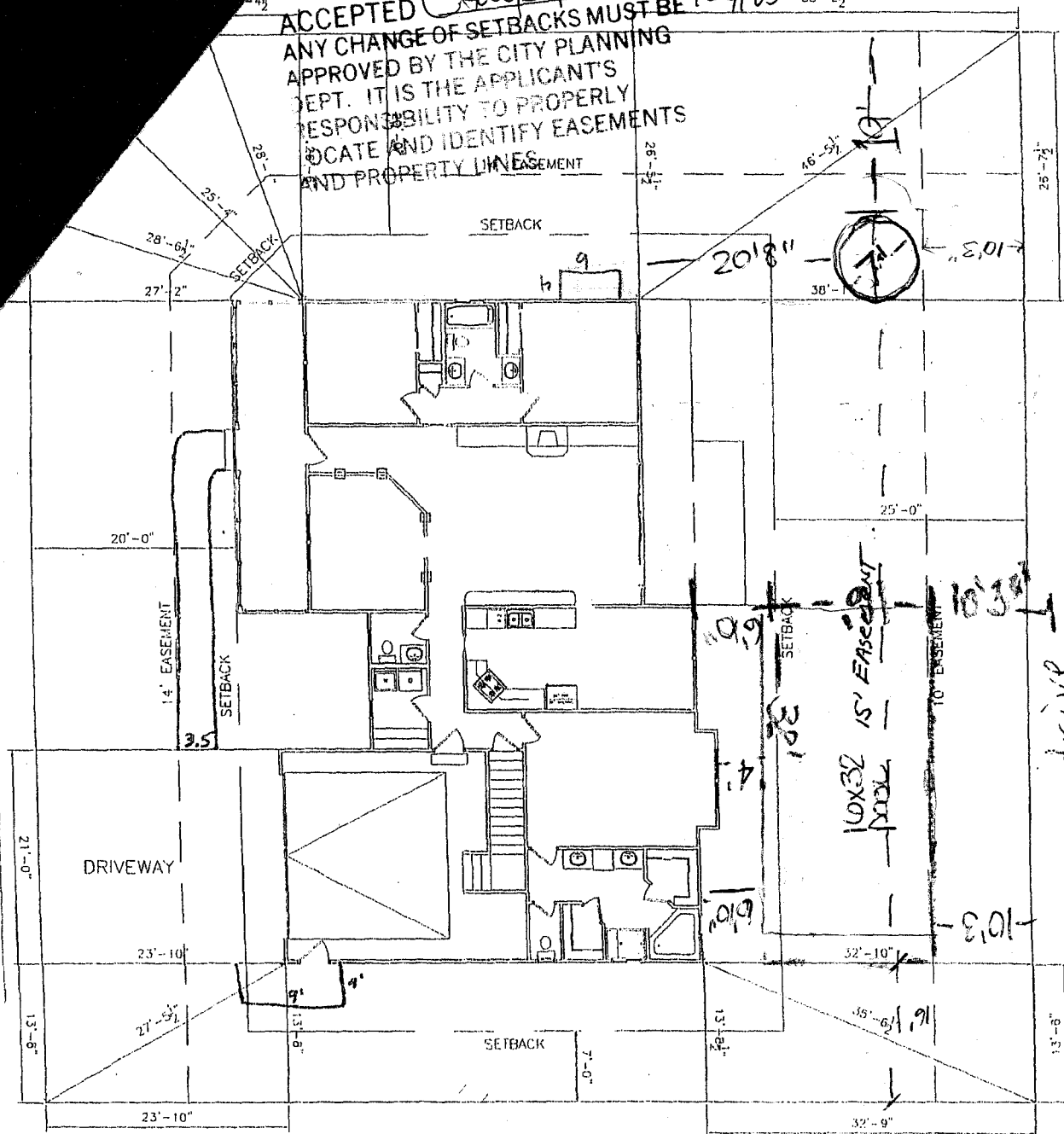
DRIVE 501
 F. SIDEWALK 53
 GAR SIDEWALK 36
 PATIO 230
820

SITE PLAN INFORMATION	
SUBDIVISION NAME	ORANGE GROVE
FILING NUMBER	1
BLOCK NUMBER	4
LOT NUMBER	1
STREET ADDRESS	3070 OR. GROVE CT.
COUNTY	MESA
LIVING SQ. FT.	1860 SF
GARAGE SQ. FT.	318 SF
LOT SIZE	10,234 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

HOUSE 1860
 GARAGE 318
2178#

2998# TOTAL COVERAGE

3070 ORANGE GROVE CT.



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

Jim Hughes