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|--------|---------|
| FEE \$ | 10.00   |
| TCP \$ | 1539.00 |
| SIF \$ | 420.00  |

# PLANNING CLEARANCE

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

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

Building Address 606 ORANGE GROVE  
 Parcel No. 2943-044-109-003  
 Subdivision ORANGE GROVE  
 Filing \_\_\_\_\_ Block 31 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1847  
 Sq. Ft. of Lot / Parcel .23 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2353  
 Height of Proposed Structure 24'-0"

**OWNER INFORMATION:**

Name CPS ENTERPRISES  
 Address 620 MTN VILLAGE BL  
 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 ALVIN L. LANDIS  
 Address PO BOX 4388  
 City / State / Zip G.S. CO 81502  
 Telephone (970) 245 3559

\*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 <u>X</u> NO _____  |
| Side <u>17'</u> from PL Rear <u>25'</u> from PL   | Parking Requirement <u>2</u>                          |
| Maximum Height of Structure(s) <u>35'</u>   | Special Conditions <u>open hole observation req'd</u> |
| Voting District <u>D</u> Driveway Location Approval <u>RAJ</u><br>(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).

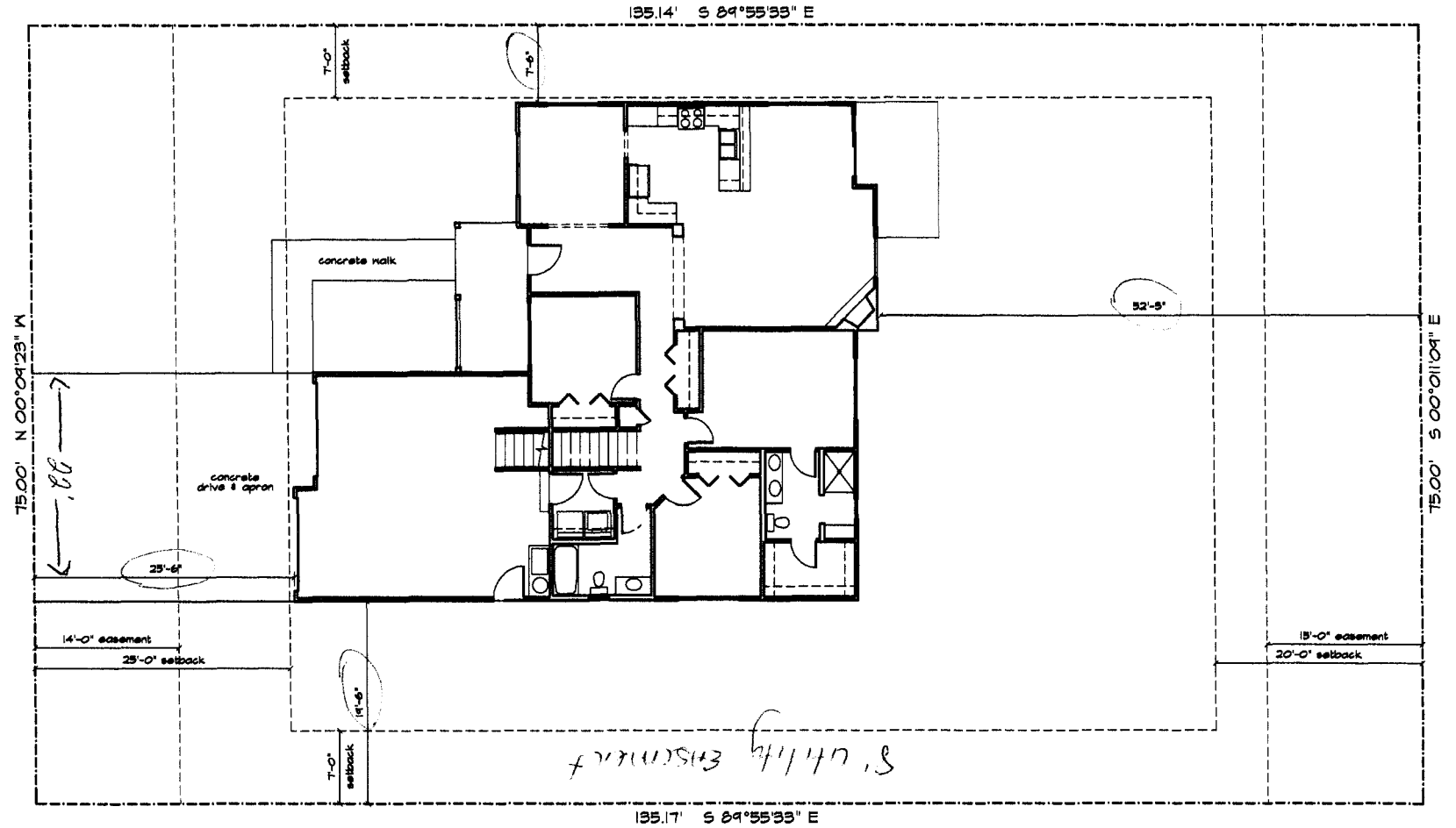
Applicant Signature [Signature] Date 06-20-06  
 Department Approval NA [Signature] Date 6/13/06

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ | W/O No. <u>19203</u> |
| Utility Accounting <u>[Signature]</u>  | Date <u>6/20/06</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)

ACCEPTED *NA Jackson A. [Signature]* 6/13/06  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

Orange Grove Way



*Final OK  
 6-12-06*

Site Plan  
 1/8" = 1'-0"