

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 608 ORANGE GROVE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-044-69-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2570
 Subdivision ORANGE GROVE Sq. Ft. of Lot / Parcel 10,134 SF
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200 SF
 Height of Proposed Structure 24'-0"

OWNER INFORMATION:

Name CPS ENTERPRISES
 Address 620 MTN VILLAGE PL.
 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 LANDIS
 Address PO BOX 4388
 City / State / Zip GRAND JUNCTION, CO 81502
 Telephone (970) 245 3559

***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>RSF-4</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>open hole observation by licensed engineer req. prior to foundat'n construct; full bsmt not permitted; half bsmt caution due to</u>		
Voting District <u>D</u> Driveway Location Approval <u>W</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). *water table proximity.*

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).

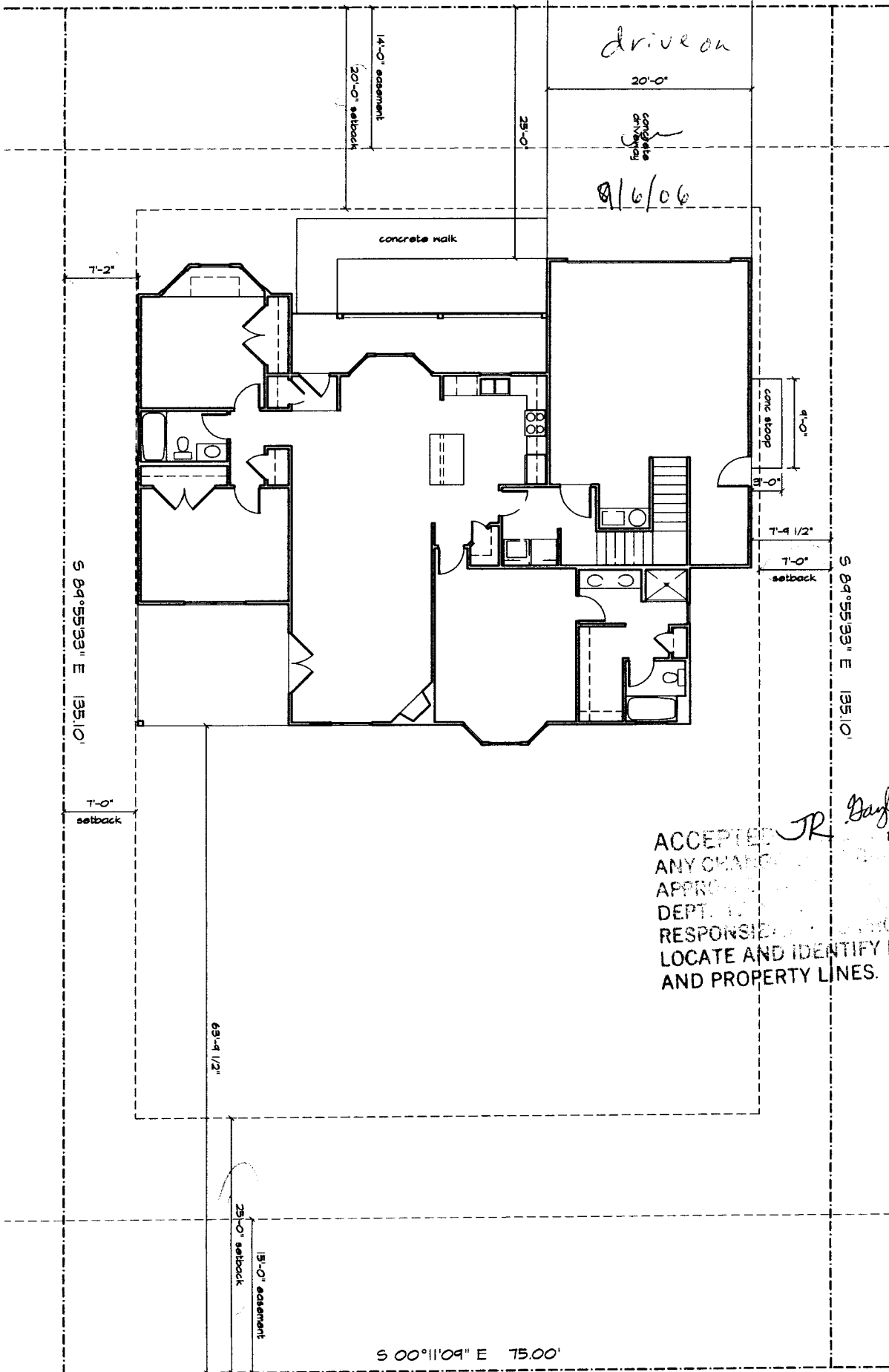
Applicant Signature [Signature] Date 9/11/06
 Department Approval JR Gayleen Henderson Date 9-11-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9/11/06</u> 19453		

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)

608 ORANGE GROVE WAY

S 00°11'09" E 75.00'



drive on

20'-0"

concrete driveway

9/6/06

concrete walk

car stop
4'-0"
8'-0"

7'-4 1/2"

7'-0" setback

S 84°55'33" E 135.10'

S 84°55'33" E 135.10'

7'-0" setback

65'-4 1/2"

29'-0" setback

13'-0" easement

S 00°11'09" E 75.00'



9-11-06
ACCEPTED *Bayler Henderson*
ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. THE PLANNING DEPT. IS NOT RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.