

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 620 ORANGE GROVE WY No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2949-044-70-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1847
 Subdivision ORANGE GROVE Sq. Ft. of Lot / Parcel .23 AC
 Filing _____ Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2253
 OWNER INFORMATION: Height of Proposed Structure 24'-0"

Name CPS ENTERPRISES
 Address 600 MTN VILLAGE BLVD
 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 ARLIN L. LANDIS
 Address PO BOX 4388
 City / State / Zip G.J. 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>Open Hole Observation Req'd</u>
Voting District <u>"D"</u> Driveway Location Approval <u>[Signature]</u>	<u>Full basement not permitted, half basement</u>
	<u>Construction cautioned due to water level.</u>

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 04/18/2006
 Department Approval [Signature] Date 4/21/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19035</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/21/06</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)

