

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 4100.00

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

BLDG PERMIT NO. _____

Building Address 3073 ORANGE GROVE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-044-21-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2633
 Subdivision ORANGE GROVE Sq. Ft. of Lot / Parcel .211 ACRES
 Filing _____ Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2633
 Height of Proposed Structure 25'-0"

OWNER INFORMATION:

Name CPS ENTERPRISES
 Address 6020 MOUNTAIN VILL 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 ALVIN L. LANDIS
 Address PO BOX 4380
 City / State / Zip GRAND JCTN, CO
 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 <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) _____	Special Conditions <u>Required Open Excavation Observation -</u>		
Voting District <u>"D"</u>	Driveway Location Approval <u>RAH</u> (Engineer's Initials)	<u>Required by Licensed Engineer prior to foundation</u> <u>Full basement not permitted</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).

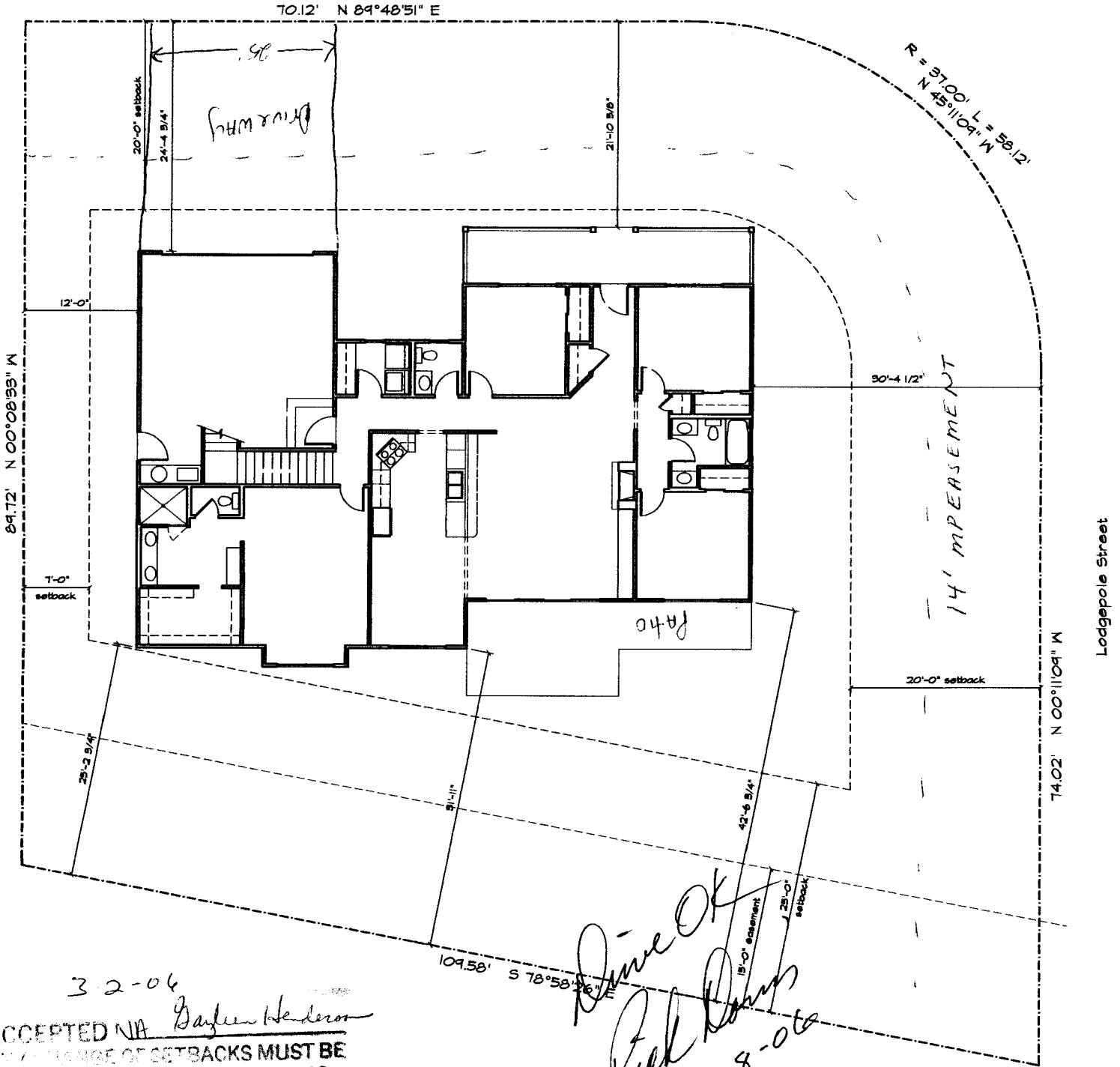
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature M. S. for H Date 02/27/2006
 Department Approval NA Gayleen Henderson Date 3-2-06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18875</u>
Utility Accounting <u>D. Dehnolt</u>	Date <u>2/27/3/2/06</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)

Orange Grove Court



3-2-06
 ACCEPTED N/A *Daylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Drive OK
Rick Davis
 2-28-06

ALVIN LANDIS

RE: 3073 ORANGE GROVE