

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 2074 ORANGE GROVE No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-044-72-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2633
 Subdivision ORANGE GROVE Sq. Ft. of Lot / Parcel 8,247 SF
 Filing _____ Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,000 SF
 Height of Proposed Structure 24.0

OWNER INFORMATION:

Name CPS ENTERPRISES, LLC
 Address 6020 MTN VILLAGE TOWNSHIP
 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 AULIA LANDIS
 Address PO BOX 4388
 City / State / Zip GEN. 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions Open hole observation req. Full basement not permitted.
 Voting District D Driveway Location Approval TRAD (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 _____ Date 10/24/2006

Department Approval _____ Date 10/31/06

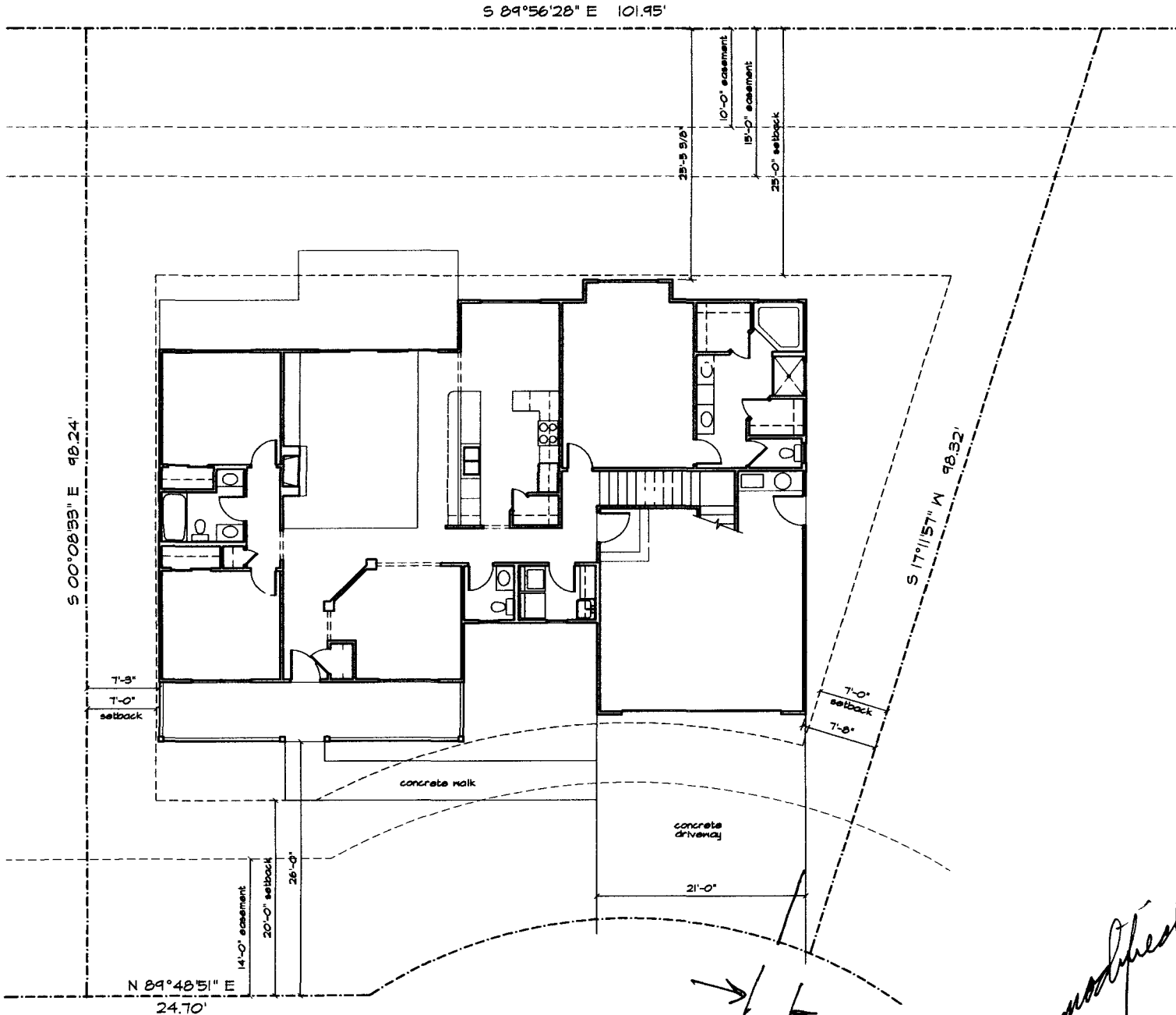
Additional water and/or sewer tap fees are required: YES NO W/O No. 19634



Utility Accounting _____ Date 10/31/06

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
ANY
AND

10/3/06
[Handwritten signature]
MUST BE
AND



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

Have plan modified
TRAD
10-26-06