

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

ASSESSOR: 610 ORANGE GROVE WAY

Building Address 3071 BISEN AVE
 Parcel No. 2943-044-69-001
 Subdivision ORANGE GROVE
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2358
 Sq. Ft. of Lot / Parcel 9973
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 4245 3490
 Height of Proposed Structure 23'11"

OWNER INFORMATION:

Name COLORADO MET PRO INC.
 Address 1840 N. 12th St. #A
 City / State / Zip GRAND JUNCTION, CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name CARTER HOMES
 Address 1840 N. 12th St. #A
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone 970 216-2112

*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 _____ NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Open hole observation by licensed engineer prior to foundation; Full basement not allowed.</u>		
Voting District <u>D</u> Driveway Location Approval _____ (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 5-15-07
 Department Approval JAR Wendy Spurr Date 6-7-07

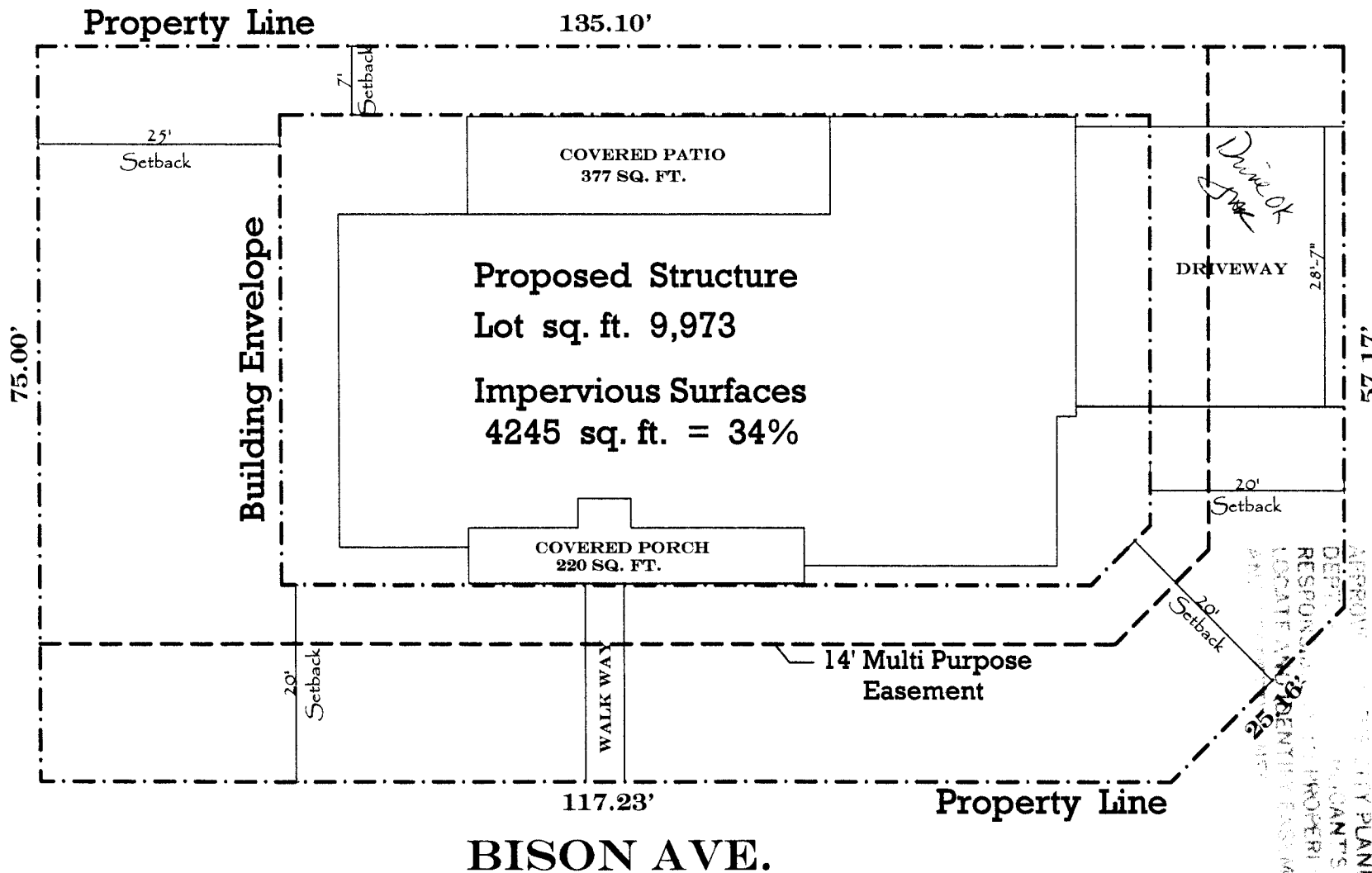
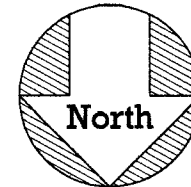
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20332</u>
Utility Accounting <u>Kate Gudenberg</u>	Date <u>6/7/07</u>		

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)

ORNGE GROVE SUB.

LOT 1 / BLOCK 1 / FILING 1

3071 BISON AVENUE



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT
 RESPONSIBLE FOR PROPERTY
 LOCATED WITHIN THE EASEMENT
 AREA

6-7-07
 J.A.
 Mr. [Signature]