

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

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

BLDG PERMIT NO. _____

Building Address 602 ORANGE GROVE WAY
 Parcel No. 2943-044-69-005
 Subdivision ORANGE GROVE
 Filing 1 Block 1 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2536
 Sq. Ft. of Lot / Parcel 8158
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 3556 4490
 Height of Proposed Structure 25'1"

OWNER INFORMATION:

Name COLORADO MCT 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 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 R5F-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 7 from PL Rear 25 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Special Conditions Open hole observation by licensed engineer prior to foundation; Full basement not allowed.
 Voting District D 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 [Signature] Date 6-7-07

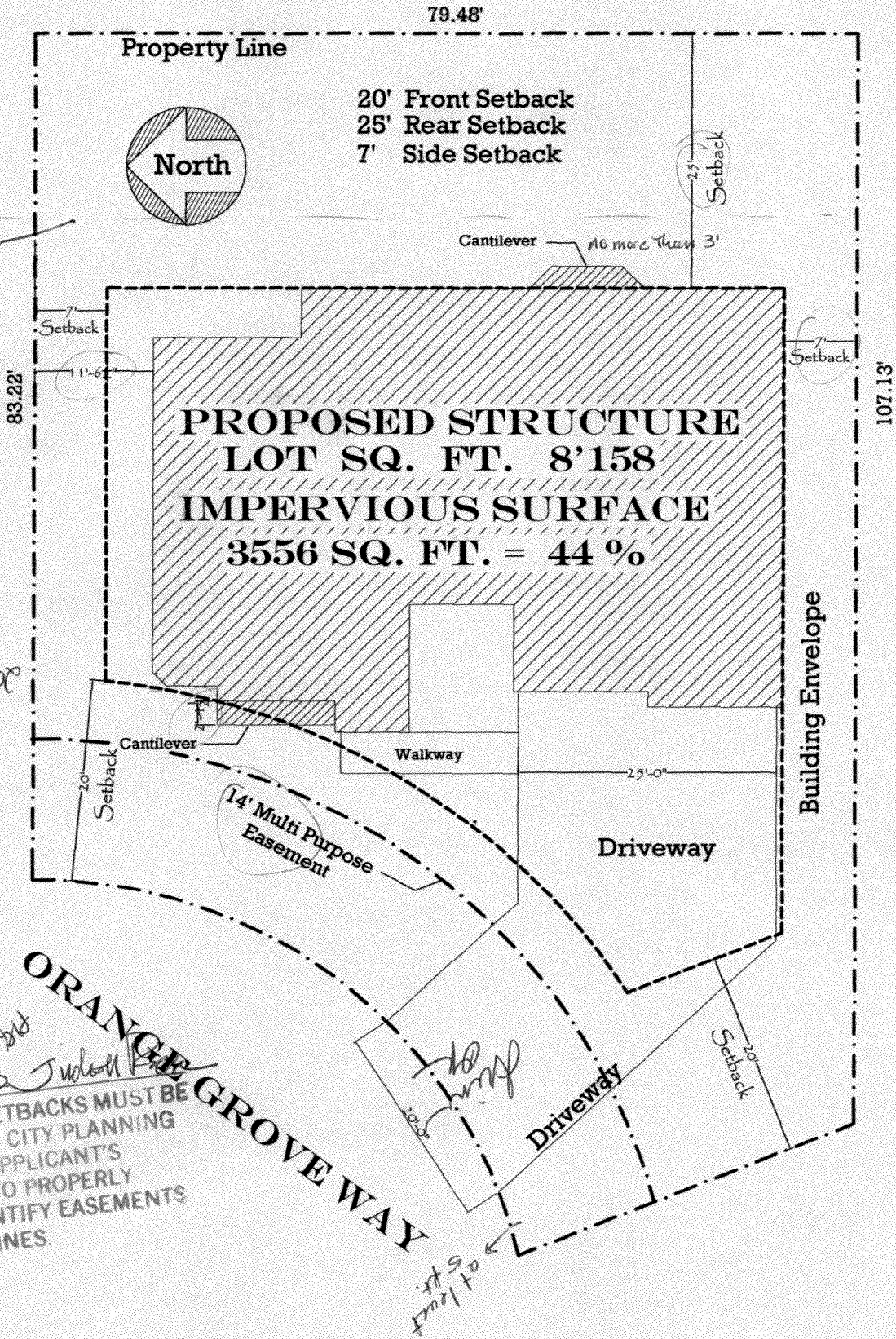
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20331</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/7/07</u>

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)

ORANGE GROVE SUB.

LOT 5 / BLOCK 1 / FILING 1

602 ORANGE GROVE WAY



6-7-07 *sd*
 ACCEPTED *WS Johnson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

15' front setback

20' front setback

at least 14' to