

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 604 ORANGE GROVE WAY
 Parcel No. 2943-044-609-004
 Subdivision ORANGE GROVE
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2386
 Sq. Ft. of Lot / Parcel 8158 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3880 SQ FT
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name GARY R. INDECK CONST
 Address PO BOX 1380
 City / State / Zip CLIFTON CO 81520

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SAME AS OWNER
 Address _____
 City / State / Zip _____
 Telephone 434-0510

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: NEW SFR

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>R-4</u>	Maximum coverage of lot by structures _____
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 SITUATION OBSERVATION BY</u>
Voting District <u>D</u> Driveway Location Approval _____ (Engineer's Initials)	<u>LICENSED ENGINEER REQ.; FULL BASEMENT NOT PERMITTED. HALF BASEMENT CAUTION DUE TO PROXIMITY OF WATER TABLE</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).

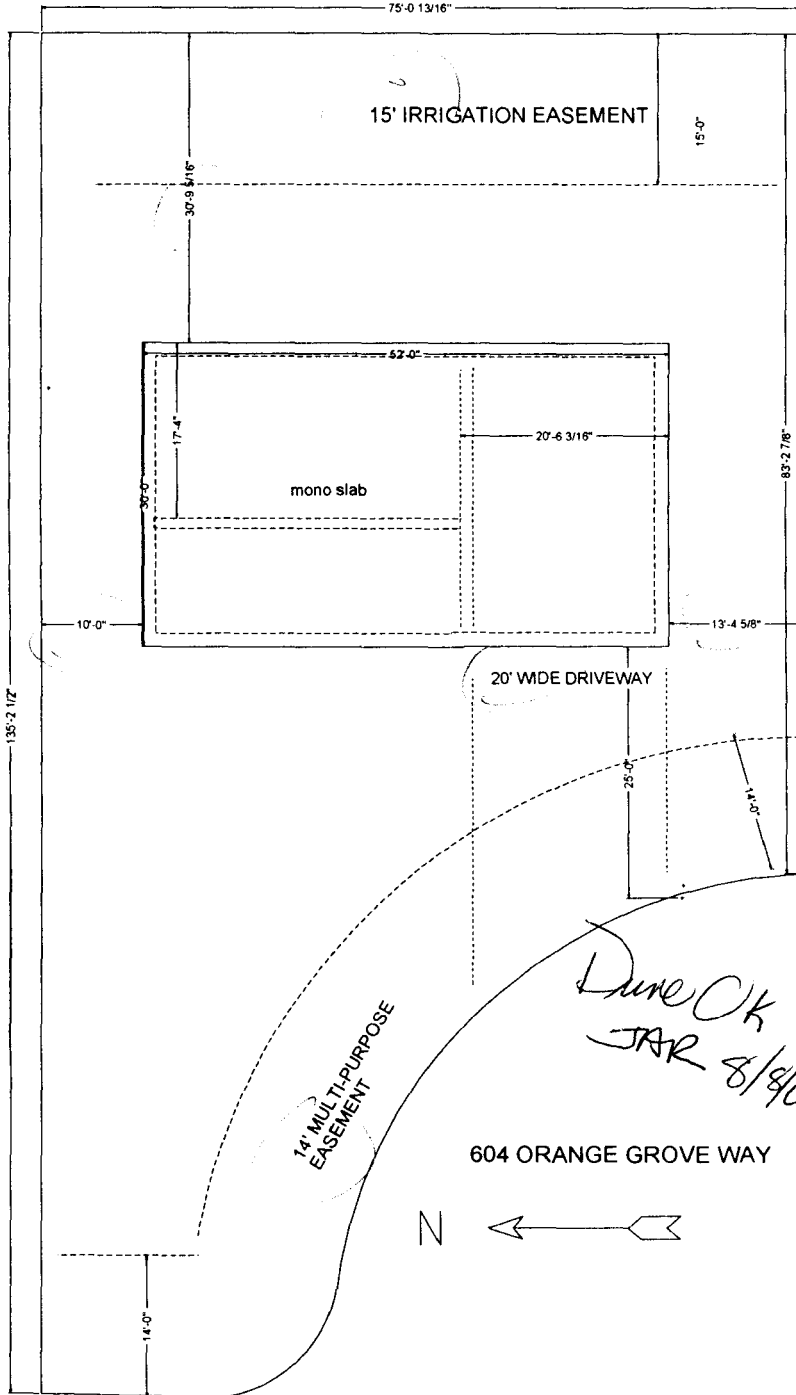
Applicant Signature [Signature] Date 8-8-07
 Department Approval JAR Gayleen Henderson Date 9/4/07

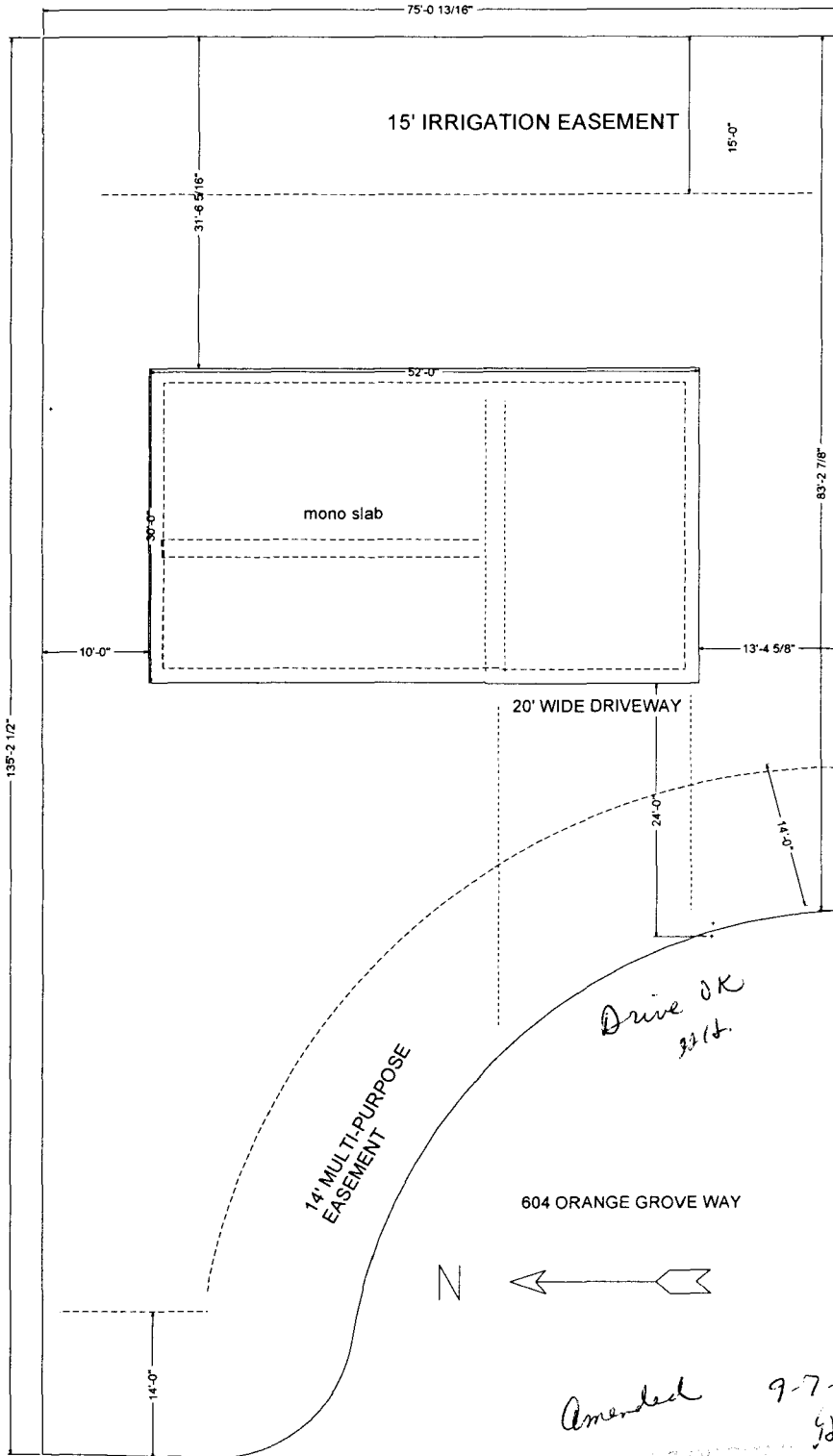
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20598</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-4-07</u>

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)

ACCEPTED
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.

JAR Gayle Henderson
9/4/07





Amended 9-7-07
 Gayleen Henderson

VIOLATIONS
 SETBACKS MUST
 BE PLANNED
 TO BE IN
 PROPER
 POSITION
 TO AVOID EASEMENT