

FEE \$	10
TCP \$	3,554
SIF \$	460

DEFERRED FEES
PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

ZONING

21-10
 609 Orange Grove Way ~~3066 F Road~~ ~~Orange Grove Way~~
 Building Address
 Parcel No. 2943-044-37-002
 2943-044-00-167
 Subdivision Orange Grove West Subdivision
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 0 No. Proposed 2
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3592
 Sq. Ft. of Lot / Parcel 3.25 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1523 sq ft
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Richards Falls
 Address 3066 F Road
 City / State / Zip GJ CO 81504

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

APPLICANT INFORMATION:

Name Mark Smith
 Address 1470 16 Rd
 City / State / Zip Lone CO 81524
 Telephone 970 63 6690

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Pre-Engineered Steel Garage
Home Site build

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 PLANNING STAFF

ZONE R-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 Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District D Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

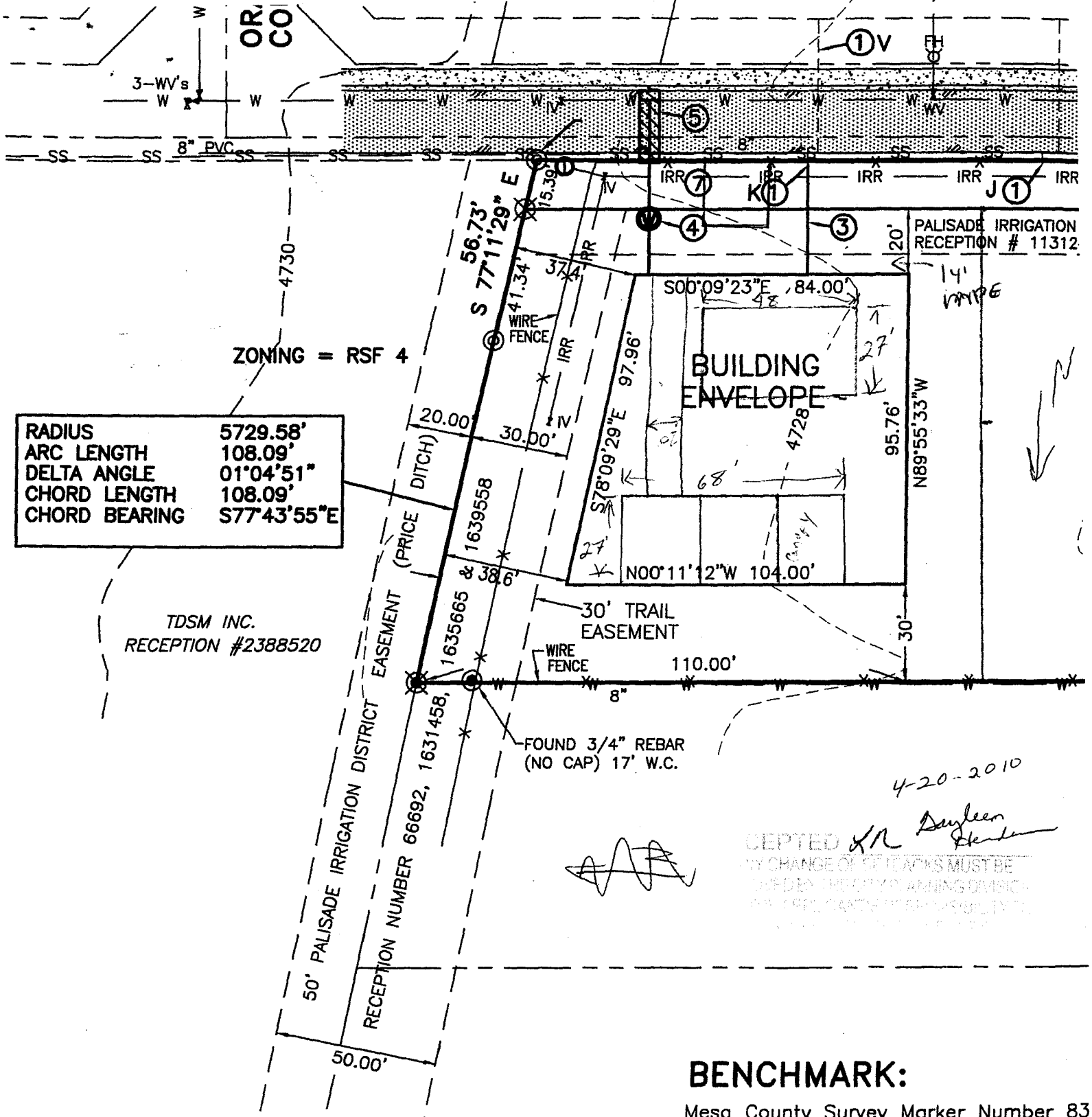
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 4/20/2010
 Planning Approval [Signature] Date 4-20-2010

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21649</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/20/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



RADIUS	5729.58'
ARC LENGTH	108.09'
DELTA ANGLE	01°04'51"
CHORD LENGTH	108.09'
CHORD BEARING	S77°43'55\"E

TDSM INC.
RECEPTION #2388520

4-20-2010
ACCEPTED BY *Debra*
ANY CHANGE OF RECORDS MUST BE
FILED WITH THE PLANNING DIVISION
OF THE COUNTY OF COLORADO
AT THE COUNTY CLERK'S OFFICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BENCHMARK:

Mesa County Survey Marker Number 83 approximately 125 feet east of the intersection of Lodgepole Street for the E1/16 Corner 4, Township 1 South, Range 1 East of Elevation=4718.12 (NAVD-88)

UTILITY PROVIDERS:

- | | |
|----------------|---------------------|
| SANITARY SEWER | CENTRAL GRAND VALLE |
| WATER | CLIFTON WATER |
| GAS | XCEL ENERGY |
| ELECTRIC | XCEL ENERGY |

All utility locations shown hereon are approximate only. You must call Utility Notification Center of Colorado for utility location prior to any excavation. Call two