

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____



Building Address Retaining wall for Entire retaining wall on 25 1/2 + Patterson No. of Existing Bldgs _____ Proposed _____

Parcel No. 20945-034-51-000 Sq. Ft. of Existing Bldgs _____ Proposed _____

Subdivision BEEHIVE ESTATES Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name VILLAGE HOMES OF COLO., INC.

Address 100 INVERNESS TERRACE EAST, CO

City / State / Zip ENGLEWOOD, CO 80112

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): RETAINING WALL

*TYPE OF HOME PROPOSED: N/A.

APPLICANT INFORMATION:

Name PORTER CONST., INC.

Address 245 ANIMAS CT.

City / State / Zip GRAND JUNCTION, CO 81503

Telephone 241-7067 270-7748

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: Fence permit required upon completion of retaining wall

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 PD Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 5 from PL Rear 10 from PL Parking Requirement n/a

Maximum Height of Structure(s) 35' Special Conditions Approved per Code

Voting District _____ Driveway _____ Location Approval _____
 (Engineer's Initials) SEC. 4.1.5.i (FENCES)

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 DEC. 4, '05

Department Approval [Signature] Date 1/05/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>1/5/06</u>