

FEE \$ 10.00

TCP \$ 0

SIF \$ 0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 622 3/4 Saffron Wy

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2045-034-00-067

Sq. Ft. of Existing Bldgs ~~360~~ Sq. Ft. Proposed 36 sq ft

Subdivision Beehive est

Sq. Ft. of Lot / Parcel 3 acres

Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Village Home LLC

Height of Proposed Structure 4 ft

Address 1001 Querness Terrace East

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Englewood CO

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Pump House as spec

APPLICANT INFORMATION:

Name Land Escapes LLC

*TYPE OF HOME PROPOSED:

Address 611 1/2 33rd

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

City / State / Zip Clifton CO

NOTES: Pump House as spec

Telephone 970 484-0878

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 n/a

SETBACKS: Front — from property line (PL)

Permanent Foundation Required: YES NO

Side 3' (Accessory) from PL Rear — from PL

Parking Requirement n/a

Maximum Height of Structure(s) 4'

Special Conditions per approved final plat/plan (see attached)

Voting District _____ 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 11/07/05

Department Approval [Signature]

Date 11-16-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. irrigation only

Utility Accounting [Signature]

Date 11/16/05

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)



PC
 ELEV=4586.91
 N=46014.01
 E=87894.84

4585
 4589
 4591
 4592

R75'

PT
 ELEV=4588.93
 N=46020.43
 E=87841.04

PC
 ELEV=4589.76
 N=46028.07
 E=87826.66

R40'

PT
 ELEV=4591.75
 N=46028.90
 E=87790.77

PT
 TOP OF SLAB=4592.7
 N=46048.89
 E=87781.65

3.5'

6'

BENCH. SEE
 DETAIL (A)
 2

PC
 ELEV=4591.88
 N=46024.65
 E=87761.85

R90'

R2'
 (TYP.)
 R50'

PT
 ELEV=4591.5
 N=46030.0
 E=87741.98

PC +
 CENTER OF BOLLARD
 ELEV=4591.29
 N=46030.06
 E=87741.98

R25'

PI
 ELEV=MEET + MATCH
 N=46031.84
 E=87720.15

BOLLARD.
 SEE DETAIL (C)
 X

Lisa E. Cox
 11-16-05

