

FEE \$ 10.00
 TCP \$
 SIF \$

020 Saffron Way
PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department



Building Address Retaining wall by Entering retaining wall only 25 1/2 + Patterson No. of Existing Bldgs Proposed
 Parcel No. 2045-034-51-000 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 CO., 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 ANIMOS CT.
 City / State / Zip GRAND JUNCTION, CO 81503
 Telephone 241-7067 270-7746

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 SEC. 4.1.5.i (FENCES)
 (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 Dec. 4, '05
 Department Approval [Signature] Date 1/05/06

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