

FEE \$ 10.00
 TCP \$
 SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 622 Saffron Way No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. _____ Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Beehive Estates Sq. Ft. of Lot / Parcel Interior
 Filing Ø Block Ø Lot Ø58 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure Interior

OWNER INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd.
 City / State / Zip Grand Junction, CO 81505

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

APPLICANT INFORMATION:

Name Village Homes of Colorado
 Address 607 28 1/4 Rd.
 City / State / Zip Grand Junction, CO 81505
 Telephone 970 683-5421

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

NOTES: Interior remodel of garage for temporary sales office

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>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions <u>temporary sales trailer must be removed at time of final inspection / final CO of this sales office.</u>		
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 8/29/06
 Department Approval [Signature] Date 8-29-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. W/O No. Sales office within garage
 Utility Accounting [Signature] Date 8/31/06

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)

See w/o 19174 R 6/8/06 Sewer fee

ACCEPTED *RP 8-29-06*
 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.



1 Village Homes - The Orchard - Floorplan
 Scale: 1/4" = 1'0" Date: 4/06/06