

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. _____ *m*

Building Address 320 Carriage hills Ct
 Parcel No. 2945-244-45-009
 Subdivision Carriage hills
 Filing 1 Block 1 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1815
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2395 sqft
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Haven Homes Inc
 Address 3280 Crd
 City / State / Zip Palisade, CO 81526

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Haven Homes Inc
 Address 3280 Crd
 City / State / Zip Palisade, CO 81526
 Telephone 970-986-0036

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

PAID
SEP 26 2008
TD

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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>"E"</u> Driveway Location Approval <u>GH</u> (Engineer's Initials)	Special Conditions _____		

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 Beth Ann Angulo for Baughman Date 9/26/08
 Planning Approval GH C McLee Date 9/26/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21210</u>
Utility Accounting <u>C Bensley</u>	Date <u>9/26/08</u>

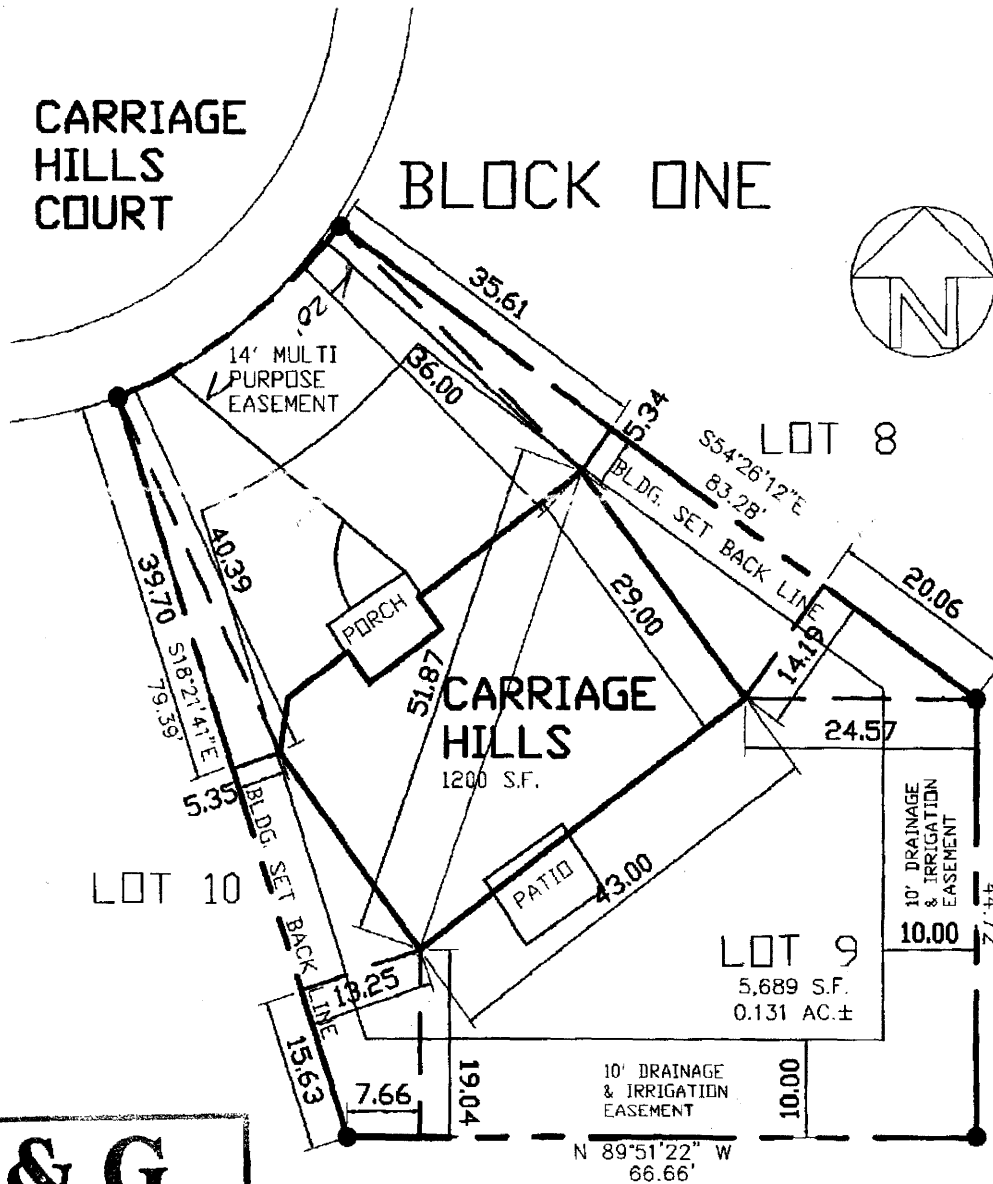
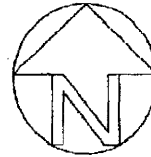
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CARRIAGE HILLS COURT

BLOCK ONE

SITE PLAN 320 CARRIAGE HILLS

SCALE: 1" = 20'-0"



revised 10/14/08

Sh. Reyes

ACCEPTED BY CHANGE OF SETBACKS MUST BE REVIEWED BY THE CITY PLANNING DIVISION. THE APPLICANT'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND IDENTIFY ALL EASEMENTS AND ENCUMBRANCES. YES.

B & G
Excavation
& Concrete
 Date: *10/14/08*

B&G Excavation & Concrete LLC
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