

FEE \$ 10.⁰⁰
 TCP \$ 1539.⁵⁰
 SIF \$ 460.⁰⁰

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

BLDG PERMIT NO. _____

Building Address 337 CLIFF VIEW
 Parcel No. 29452011001
 Subdivision SHADOW RUN
 Filing NA Block NA Lot 13

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2438
 Sq. Ft. of Lot / Parcel 2039
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2359
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name HARVEST HOMES
 Address 4833 FRONT ST.
 City / State / Zip CR, CO 80104

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

APPLICANT INFORMATION:

Name JAMES SANTACROCE
 Address 682 KAREN COURT
 City / State / Zip GS, CO 81504
 Telephone 970-245-5858

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

NOTES: Duplex (1 of 2)
SIF ATTACHED

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 _____

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

Side 15 from PL Rear _____ from PL Parking Requirement 2

Maximum Height of Structure(s) 20' ranch / 20' 2-story Special Conditions in building envelope

Voting District A Driveway Location Approval EA (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 _____
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19814</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/22/06</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)

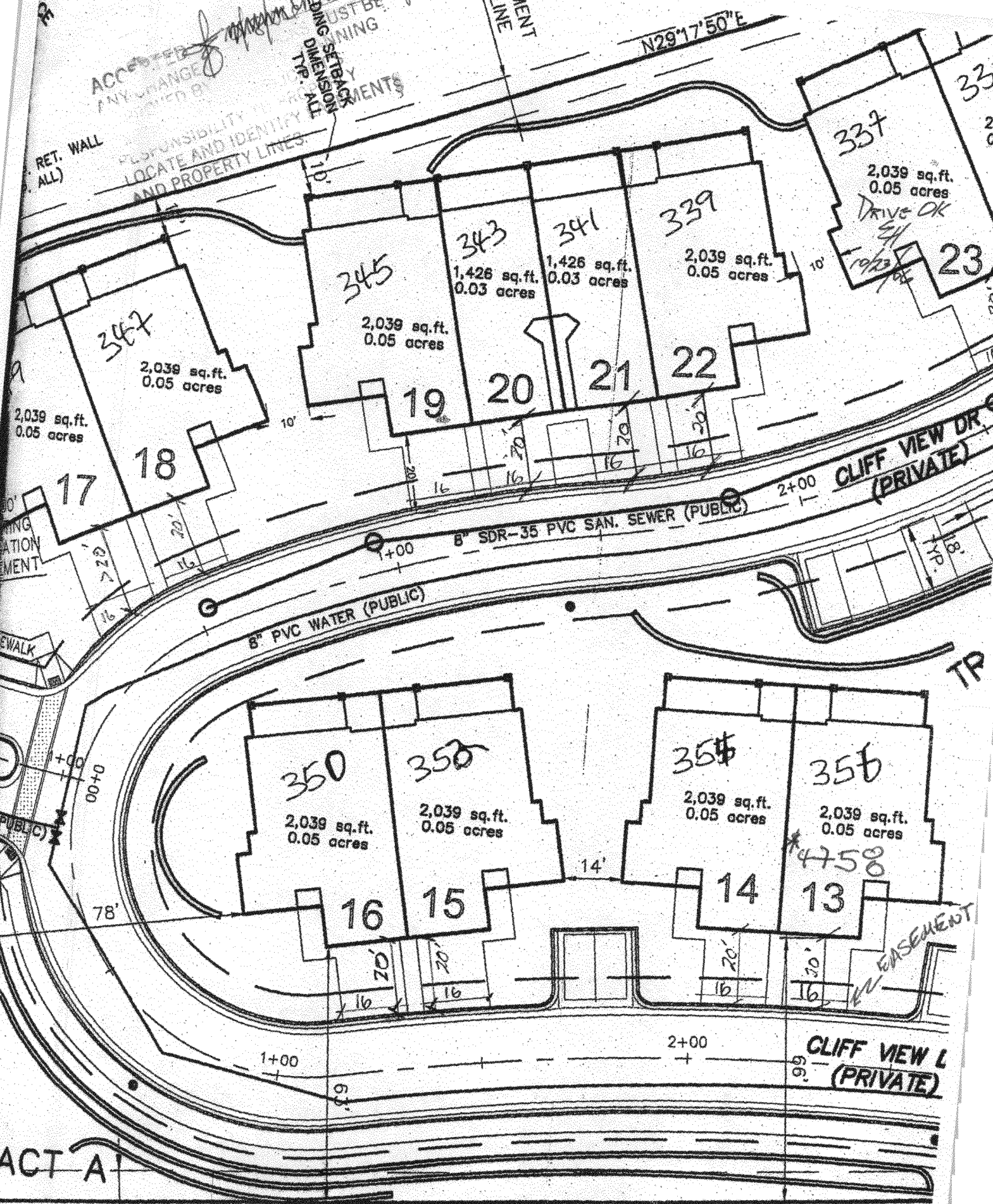
ACCEPTED *Joseph W. Meyer*
ANY CHANGE TO THIS PLAN MUST BE
APPROVED BY THE ENGINEER
FOR THE TWP. ALL DIMENSIONS
ARE TO BE SHOWN ON ALL
BUILDING SETBACK DIMENSIONS

RET. WALL (ALL)

RESPONSIBILITY TO
LOCATE AND IDENTIFY
AND PROPERTY LINES.

LINE
MENT

N29°17'50"E



2,039 sq. ft.
0.05 acres

2,039 sq. ft.
0.05 acres

1,426 sq. ft.
0.03 acres

1,426 sq. ft.
0.03 acres

2,039 sq. ft.
0.05 acres

2,039 sq. ft.
0.05 acres

DRIVE OK
10/23/05

8" PVC WATER (PUBLIC)

8" SDR-35 PVC SAN. SEWER (PUBLIC)

CLIFF VIEW DR.
(PRIVATE)

350

350

355

356

2,039 sq. ft.
0.05 acres

2,039 sq. ft.
0.05 acres

2,039 sq. ft.
0.05 acres

2,039 sq. ft.
0.05 acres

16

15

14

13

20'

20'

20'

30'

1+00

2+00

CLIFF VIEW L
(PRIVATE)

TRACT A

S45°31'34"W 252.80'

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 337 CLIFF VIEW No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. PARENT 2945 201100 (2945-201-63-013 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2438
 Subdivision SHADOW RUN Sq. Ft. of Lot / Parcel 2039
 Filing NA Block NA Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2359
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- Interior Remodel Addition
- Other (please specify): _____

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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20' garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15</u> from PL Rear <u>-</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' ranch / 20' 2-story</u>	Special Conditions <u>in building envelope</u>
Voting District <u>A</u>	Driveway Location Approval <u>EH</u> (Engineer's Initials)

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