

FEE \$	10.00
TCP \$	1039.00
SIF \$	460.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 341 CLIFF VIEW  
 Parcel No. 294520110001  
 Subdivision SHADOW RUN  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 21

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1426  
 Sq. Ft. of Lot / Parcel 1426  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1746  
 Height of Proposed Structure 26'

**OWNER INFORMATION:**

Name HARVEST HOMES  
 Address 4833 FRONT STREET  
 City / State / Zip CASTLE ROCK, CO 80104

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

**APPLICANT INFORMATION:**

Name JAMES SANTIACROCE  
 Address 632 KAREN COURT  
 City / State / Zip GS, CO 81504  
 Telephone 970-245-5958

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

NOTES: 4-plex

**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 <u>per plan</u>
SETBACKS: Front <u>per site plan</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' ranch / 26' 2 story</u>	Special Conditions <u>per building envelope</u>
Voting District <u>A</u> Driveway Location Approval <u>SH</u> (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 James Santiacroce Date 11-2-06

Department Approval [Signature] Date 11/2/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>196049</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/2/06</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)

*Shirley Anagnin*  
MUST BE  
DIMENSION  
TR. ALL  
SEBSON  
DIMENSIONS

LINE  
MENT

N29°17'50"E

RET. WALL  
(ALL)

LOCAL  
AND PROPERTY LINES

337  
2,039 sq.ft.  
0.05 acres

345  
2,039 sq.ft.  
0.05 acres

343  
1,426 sq.ft.  
0.03 acres

341  
1,426 sq.ft.  
0.03 acres

339  
2,039 sq.ft.  
0.05 acres

347  
2,039 sq.ft.  
0.05 acres

17

18

19

20

21

22

23

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

CLIFF VIEW DR.  
(PRIVATE)

8" PVC WATER (PUBLIC)

350  
2,039 sq.ft.  
0.05 acres

350  
2,039 sq.ft.  
0.05 acres

355  
2,039 sq.ft.  
0.05 acres

356  
2,039 sq.ft.  
0.05 acres

16

15

14'

14

13

1+00

2+00

CLIFF VIEW L  
(PRIVATE)

TRACT A

S45°31'34"W 252.80'