

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 347 CLIFF VIEW
 Parcel No. 294520110001
 Subdivision SHADOW RUN
 Filing NA Block NA Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,039
 Sq. Ft. of Lot / Parcel 2,039
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,439
 Height of Proposed Structure 20 FEET

OWNER INFORMATION:

Name HARVEST HOMES
 Address 4873 FRONT
 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 SANTACROCE
 Address 632 KAREN COURT
 City / State / Zip CS, CO 80104
 Telephone 970-985-0738

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

NOTES: _____

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/height 2 1/2-story</u>	Special Conditions _____		
Voting District <u>A</u>	Driveway Location Approval <u>4/1</u> <small>(Engineer's Initials)</small>		

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 B. Santacroce Date 10-6-06
 Department Approval [Signature] Date 10/10/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19645</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)

EASEMENT
LOT LINE

BUILDING SETBACK
DIMENSION
TYP. ALL

ZONE PD
CITY OPEN SPACE

347 CLIFFVIEW

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

R. W. White 10/10/02

PROP. RET. WALL
(TYP. ALL)

GUARD RAIL

MARIPOSA DRIVE
(80' ROW)

DESIGNATED
R-O-W FROM
CITY LANDS

1,426 sq.ft.
0.03 acres

2,039 sq.ft.
0.05 acres

2,039 sq.ft.
0.05 acres

2,039 sq.ft.
0.05 acres

EASEMENT

EXISTING
IRRIGATION
EASEMENT

CONC. SIDEWALK

8" PVC WATER (PUBLIC)

2,039
0.05

2,039 sq.ft.
0.05 acres

PVC WATER (PUBLIC)

5' CONC. SIDEWALK

DESIGNATED
R-O-W FROM
CITY LANDS

559'02'24"W 65.04'

10.00'
EXISTING IRRIGATION EASEMENT
ON EITHER SIDE OF LOT LINE

TRACT A

ARC = 179.87'
CH = 167.75'
CH BRG = N36°48'20"W
RAD = 149.00'
A = 73.36°43'

N50°10'55"W
229.50'

45.8'

45.4'

78'

1+00

0+00

1+00

19 20

16 15

18

17