

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 349 CLIFFVIEW
 Parcel No. 294520110001
 Subdivision SHADOW RUN
 Filing NA Block NA Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2039
 Sq. Ft. of Lot / Parcel 2039
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2439
 Height of Proposed Structure 20 FEET

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 SANTIACROE
 Address 632 KAREN COURT
 City / State / Zip GS, CO 81504
 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 <u>X</u> NO _____
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 _____
Voting District <u>A</u> Driveway Location Approval <u>[Signature]</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 [Signature] 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 _____	W/O No. <u>19644</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)

349 CLIFTON

CITY ZONE PD
OPEN SPACE

ACCEPTED *JR [Signature]* 10/10/02
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.

GUARD RAIL
MARIPOSA DRIVE
(80' ROW)

BUILDING SETBACK
DIMENSION
TYP. ALL

EASEMENT
LOT LINE

PROP. RET. WALL
(TYP. ALL)

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

EXISTING
IRRIGATION
EASEMENT

CONC. SIDEWALK

EASEMENT

8" PVC WATER (PUBLIC)

2,039
0.05

2,039 sq.ft.
0.05 acres

ARC = 73°36'43"
RAD = 149.00'
CH = 179.87'
CH BRG = N36°48'20"W

8" PVC WATER (PUBLIC)

5' CONC. SIDEWALK

DESIGNATED
R-O-W FROM
CITY LANDS

S59°02'24"W 65.04'

10.00'
EXISTING IRRIGATION EASEMENT
ON EITHER SIDE OF LOT LINE

TRACT A

