

FEE \$ 10.⁰⁰/₁₀₀
 TCP \$ 1539.⁰⁰/₁₀₀
 SIF \$ 460.⁰⁰/₁₀₀

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 358 CLIFF VIEW
 Parcel No. PARENT (2945201000) - 2945-201-63-012
 Subdivision SHADOW RUN
 Filing NA Block NA Lot 12
A

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 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: 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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20' min</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' ranch</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 [Signature] Date _____
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>19809</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)

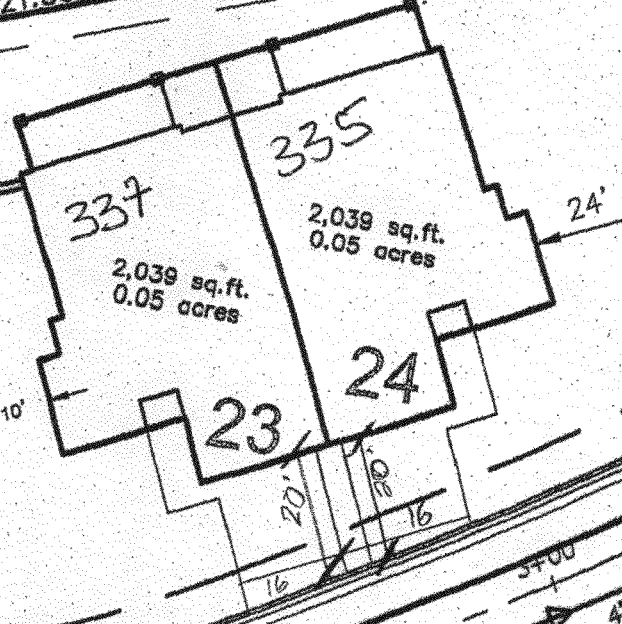
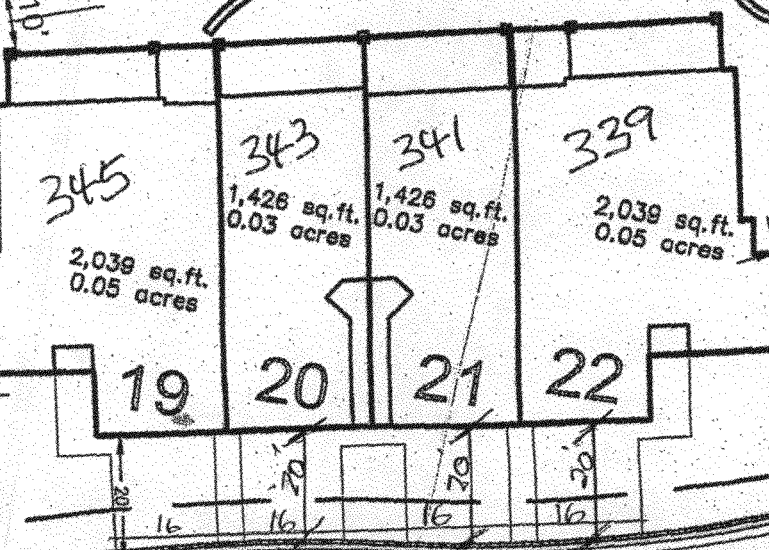
EXISTING IRRIGATION EASEMENT
5' EITHER SIDE OF LOT LINE

ACCEPTED *[Signature]* TRACKS MUS
ANY CHANGE APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

ZONE PD
DRAINAGEWAY

BUILDING SETBACK
DIMENSION
TYP. ALL

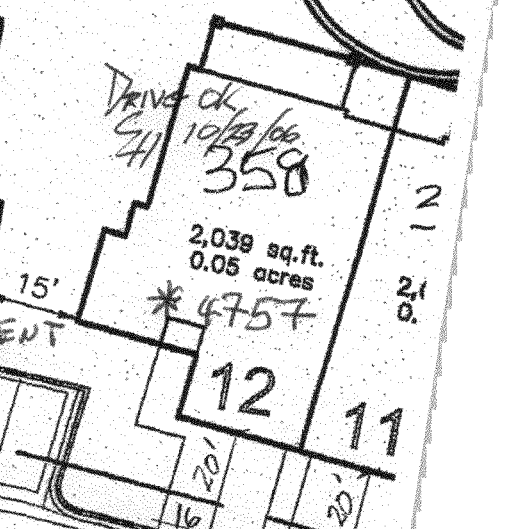
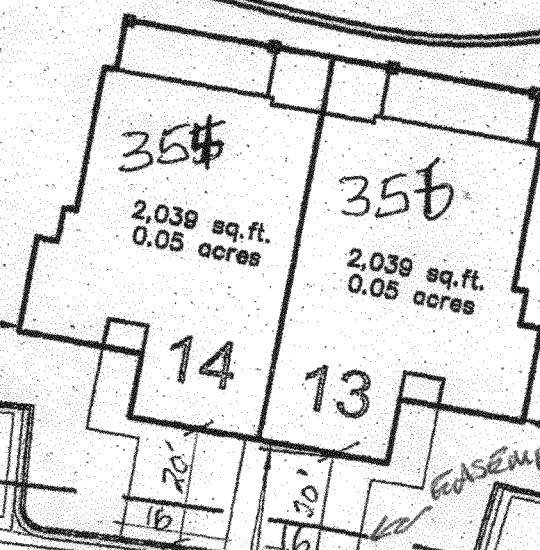
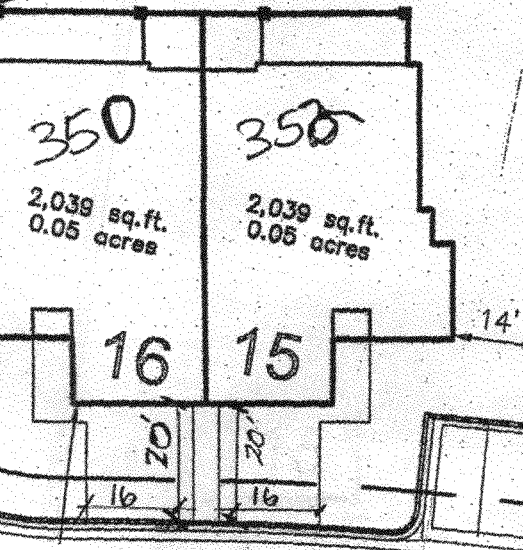
N29°17'50"E 321.53'



8" PVC WATER (PUBLIC)
8" SDR-35 PVC SAN. SEWER (PUBLIC)
2+00

CLIFF VIEW DR (PRIVATE)
9' TYP.
18' TYP.

TRACT A



CLIFF VIEW DR