

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 360 CLIFF VIEW
 Parcel No. 294520110001
 Subdivision SHADOW RUN
 Filing NA Block NA Lot 11

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 SANACROCE
 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: Duplet (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' garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>14'</u> from PL Rear _____ 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>SJ</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 <input type="checkbox"/>	W/O No. <u>19812</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)

0.05 acres

25 26

27 28

78°25'41"E 40'

40.08' UTILITY & DRAINAGE EASEMENT

4" PVC WATER (PUBLIC)

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

REQUIRED FIRE ACCESS DEAD-END TURNAROUND

370 2,039 sq.ft. 0.05 acres

370 2,039 sq.ft. 0.05 acres

2,039 sq.ft. 0.05 acres

1,426 sq.ft. 0.03 acres

32 336 2,039 sq.ft. 0.05 acres

368 2,039 sq.ft. 0.05 acres

367 2,039 sq.ft. 0.05 acres

PROP. RET. WALL (TYP. ALL)

36D 10/23/05 DRIVE OK 4 2,039 sq.ft. 0.05 acres * 4756

36E 2,039 sq.ft. 0.05 acres

36Z 2,039 sq.ft. 0.05 acres

10 9

8" SDR-35 PVC SAN. SEWER (PUBLIC) 109.00'

EXISTING IRRIGATOR SIDE ON EITHER SIDE OF PEDESTAL EA. CONC. 5' ON EASTERN SIDE (RESPONSIBILITY TO OWNER) LOCATE AND IDENTIFY EASEMENTS DEPT. OF PUBLIC WORKS

53°44'29"W 95.61'

5" CONC. SIDEWALK

8" PVC WATER (PUBLIC)