

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 362 CLIFF VIEW No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. PARENT (294520110001)-2945-201-43-010 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2438
 Subdivision SHADOW RUN Sq. Ft. of Lot / Parcel 2039
 Filing NA Block NA. Lot 10 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 SANTACROCE
 Address 632 KAREN COURT
 City / State / Zip GJ, CO 81507
 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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' garage from property line (PL) Permanent Foundation Required: YES 1 NO _____

Side 14' from PL Rear _____ from PL Parking Requirement 2

Maximum Height of Structure(s) 20' Ranch / 20' 2 story Special Conditions in building envelope

Voting District A Driveway Location Approval EH special 9' setback requirement met
 (Engineer's Initials)

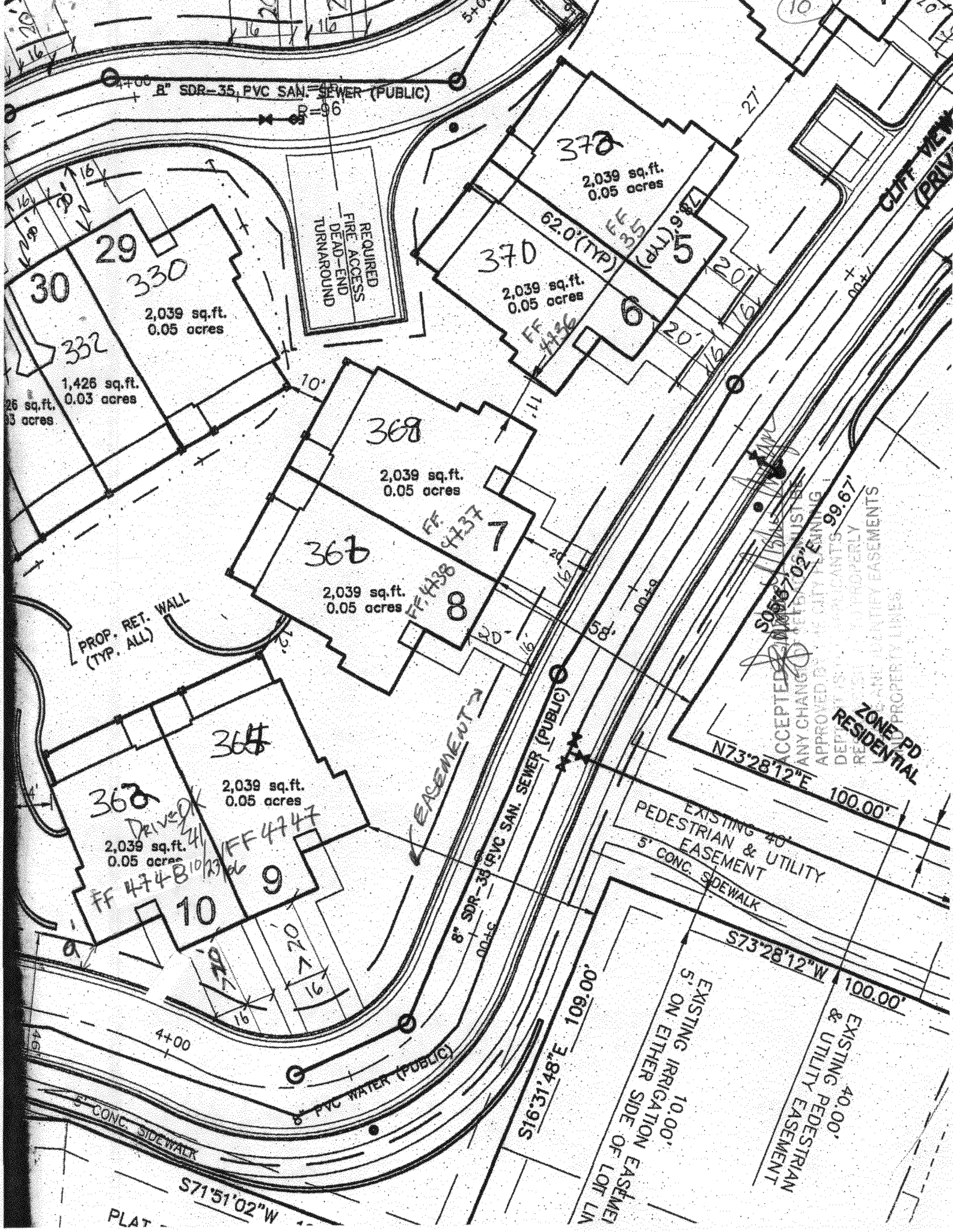
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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	NO	W/O No. <u>19813</u>
Utility Accounting			Date <u>12/22/04</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)



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

REQUIRED
FIRE ACCESS
DEAD-END
TURNAROUND

29
330
2,039 sq.ft.
0.05 acres

30
332
1,426 sq.ft.
0.03 acres

370
2,039 sq.ft.
0.05 acres

368
2,039 sq.ft.
0.05 acres

367
2,039 sq.ft.
0.05 acres

366
2,039 sq.ft.
0.05 acres

EXISTING 40'
PEDESTRIAN & UTILITY
EASEMENT
5' CONC. SIDEWALK

EXISTING IRRIGATION EASEMENT
5' ON EITHER SIDE OF LOT LN
10.00'

EXISTING PEDESTRIAN
& UTILITY EASEMENT
40.00'

ACCEPTED
ANY CHANGES BY THE CITY ENGINEER
APPROVED BY THE CITY ENGINEER
DEPT. OF PUBLIC WORKS
RECORD & IDENTIFY EASEMENTS
PROPERTY LINES
ZONE PD
RESIDENTIAL

S71°51'02"W

S16°31'13"E 109.00'

S73°28'12"W 100.00'

CLIFF VIEW
(PRIVATE)

PROP. RET. WALL
(TYP. ALL)

EASEMENT

26 sq.ft.
0.03 acres

5' CONC. SIDEWALK

8" PVC WATER (PUBLIC)

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

16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100

16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100

16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100

16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100

16 20 24 28 32 36 40 44 48 52 56 60 64 68 72 76 80 84 88 92 96 100

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