

FEE \$ 10. <sup>00</sup>
TCP \$ 1539. <sup>00</sup>
SIF \$ 460. <sup>00</sup>

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 364 CLIFFVIEW  
 Parcel No. 298520110001  
 Subdivision SHADOW RUN  
 Filing 6A Block 6A Lot 9

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 <sup>FRONT</sup> ~~PERCY~~ ST.  
 City / State / Zip C.R., 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 GS, 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20' garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>12'</u> from PL Rear <u>12'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' min / 20' 2 story</u>	Special Conditions <u>per building envelope</u>
Voting District <u>A</u>	Driveway Location Approval <u>EH</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>19816</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°25'31"E 40'

40.00' UTILITY & DRAINAGE EASEMENT

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

4" PVC WATER (PUBLIC)

REQUIRED FIRE ACCESS DEAD-END TURNAROUND

370 2,039 sq.ft. 0.05 acres

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29 330 2,039 sq.ft. 0.05 acres

30 332 1,426 sq.ft. 0.03 acres

31 334 1,426 sq.ft. 0.03 acres

368 2,039 sq.ft. 0.05 acres

367 2,039 sq.ft. 0.05 acres

PROP. RET. WALL (TYP. ALL)

36D 2,039 sq.ft. 0.05 acres

36H DRIVE OK 2,039 sq.ft. 0.05 acres 10/23/06

36G 2,039 sq.ft. 0.05 acres

10 9

EASEMENT

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

PEDESTAL 5' CONC.

EXISTING IRRIGATOR 10.0' ON EITHER INSIDE

63'44'29"W 95.61'

5" CONC. SIDEWALK

8" PVC WATER (PUBLIC)

0.00 601 3.88 1.915