

FEE \$ 10.00
TCP \$ 1539.00
SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 370 CLIFF VIEW
 Parcel No. 29452011001
 Subdivision SHADOW RUN
 Filing HA Block H.A Lot 6

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 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 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' garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>11</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' Ranch style 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).

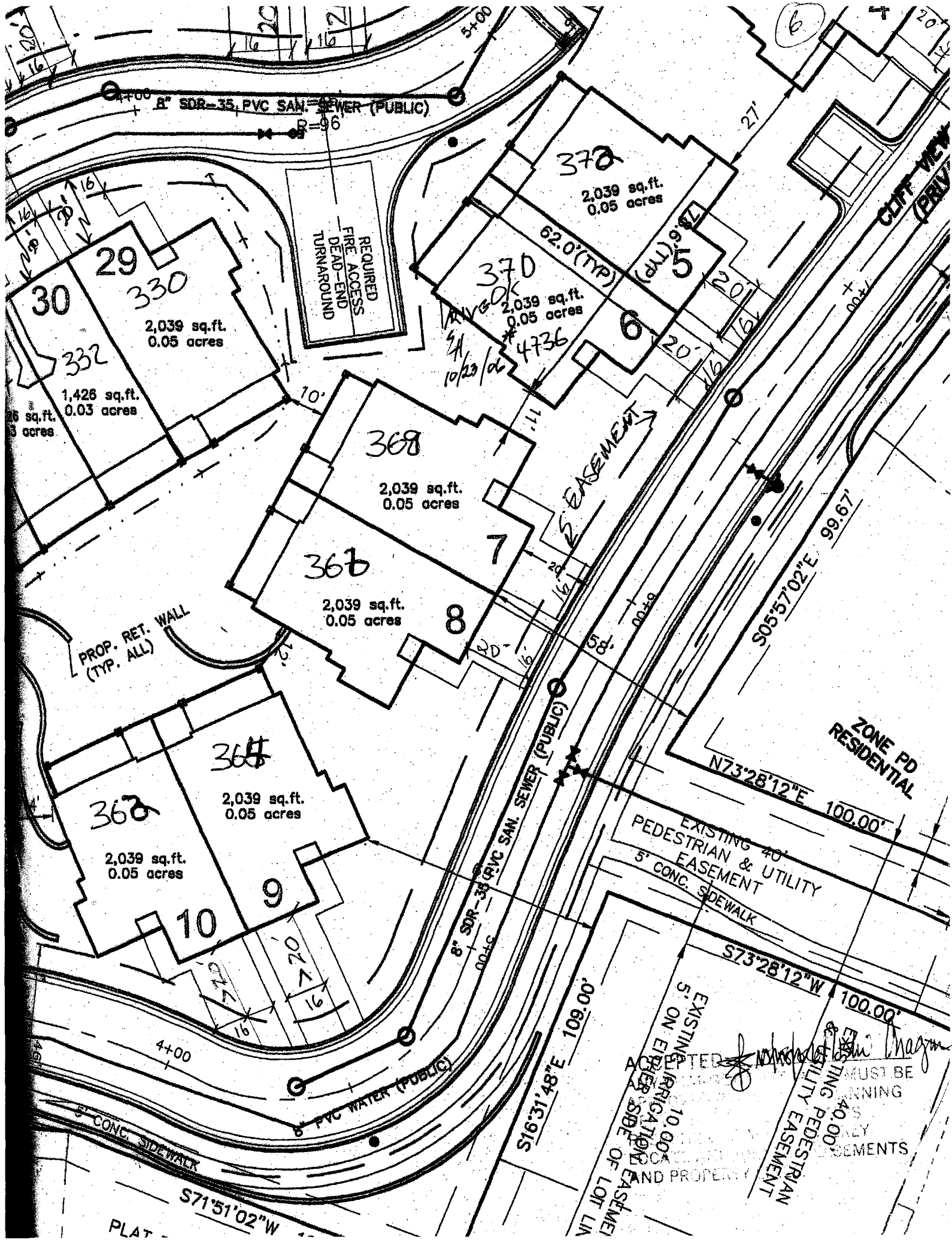
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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 <u>X</u>	NO _____	W/O No. <u>19819</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)



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

REQUIRED FIRE ACCESS DEAD-END TURNAROUND

PROP. RET. WALL (TYP. ALL)

EASEMENT

ZONE PD RESIDENTIAL

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

S73°28'12"W 100.00'

EXISTING IRRIGATION PIPE 10.00' ON EITHER SIDE OF LOT LINE

EXISTING PEDESTRIAN & UTILITY EASEMENT MUST BE MAINTAINED AND PROTECTED.

John Magan

PLAT S71°51'02"W