

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 372 Cliff View No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. PARENT 29452011000 - 2945-201-63-005 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2438
 Subdivision SHADOW RUN Sq. Ft. of Lot / Parcel 2039
 Filing NA Block NA Lot 5 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 STREET
 City / State / Zip CASTLE ROCK, 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 970-285-5958

*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 NO _____
 Side 27 from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) 20' 7" incl 2nd story Special Conditions per building envelope
 Voting District A Driveway Location Approval 34
 (Engineer's Initials)

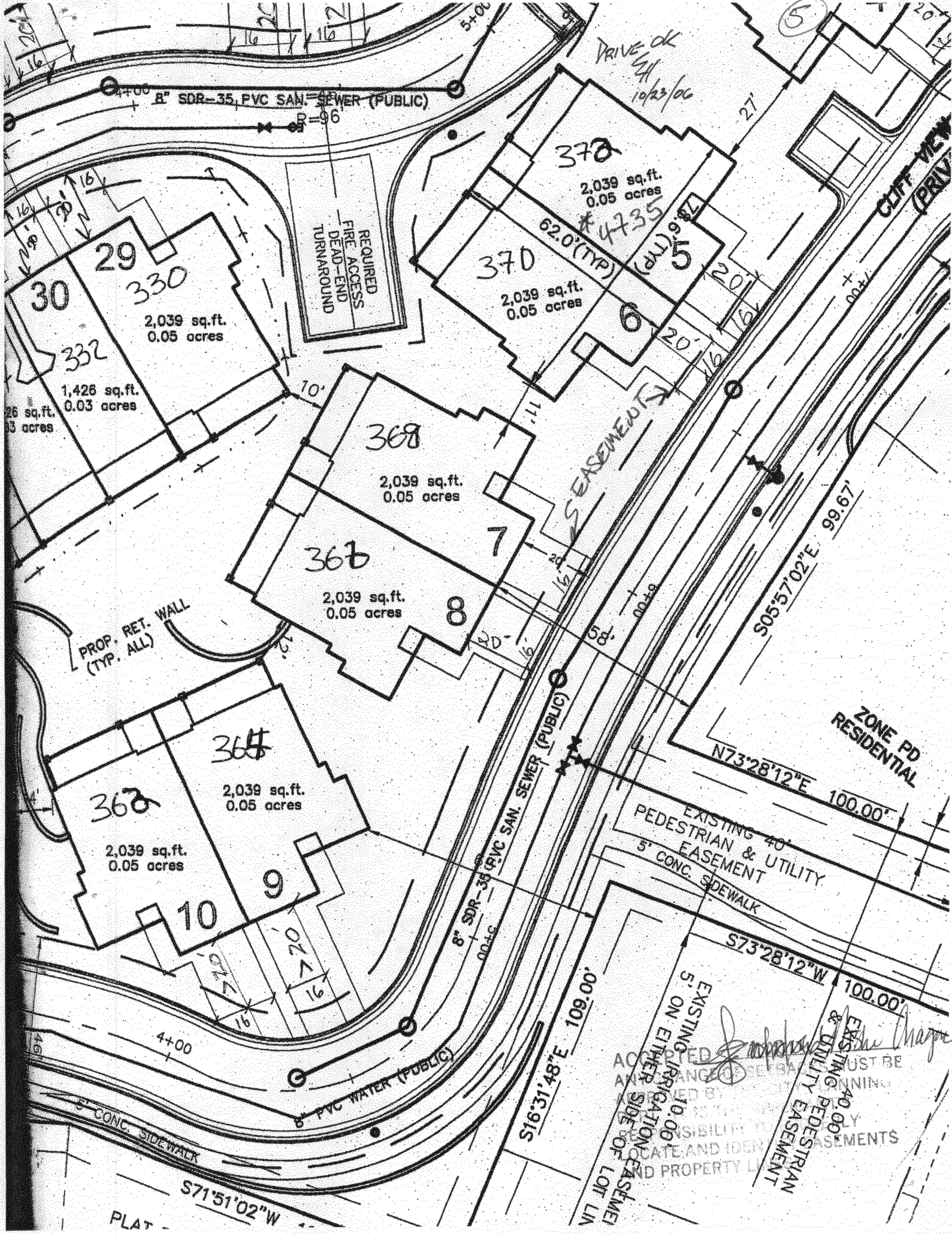
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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>19818</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

DRIVE OK
10/23/06

CLIFF VIEW
(PRIVATE)

37a

2,039 sq.ft.
0.05 acres

62.0'(TYP)

37b

2,039 sq.ft.
0.05 acres

30

29

330

2,039 sq.ft.
0.05 acres

332

1,426 sq.ft.
0.03 acres

36g

2,039 sq.ft.
0.05 acres

36b

2,039 sq.ft.
0.05 acres

PROP. RET. WALL
(TYP. ALL)

36h

36a

2,039 sq.ft.
0.05 acres

10

9

ZONE PD
RESIDENTIAL

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

S73°28'12"W 100.00'

S16°31'48"E 109.00'

EXISTING IRRIGATION
& UTILITY EASEMENT
5' ON EITHER SIDE OF
LOT LINE

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

PLAT
S71°51'02"W

Josephine M. Magee

ACCEPTED FOR RECORD
BY THE COUNTY CLERK
ON 10/23/06
IN PRESENCE OF
WITNESSES
THESE INSTRUMENTS
WILL BE RECORDED
AND THE COUNTY CLERK
WILL LOCATE AND IDENTIFY
THE PROPERTY LINES