

33048

FEE \$ 10.00
TCP \$ 1039.00
SIF \$ 460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 374 CLIFF VIEW  
 Parcel No. 29452010001  
 Subdivision SHADOW RUN  
 Filing NA Block NA Lot 4

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 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 SANTA Croce  
 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: 4-Plex (1 of 4)  
S/F 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>FD</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>27</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' ranch like 2-story</u>	Special Conditions <u>in 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>19810</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)

# EDGES BOULEVARD

MAJOR COLLECTOR  
(ROW WIDTH VARIES)

$\Delta = 36'01"$   
 $RAD = 480.00'$   
 $ARC = 302.66'$   
 $CH = 297.67'$   
 $CH BRG = N47'18'31"E$

(4)

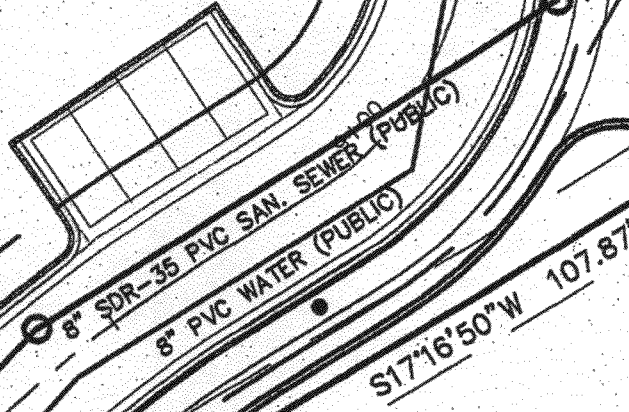
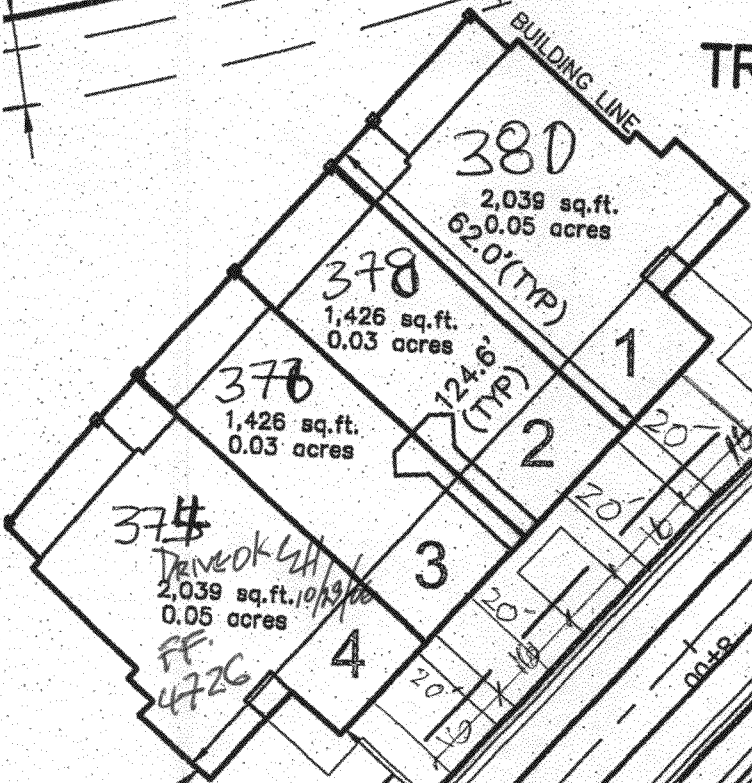
PROPOSED  
MULTIPURPOSE  
PARKING  
AREA

EXISTING  
5' EASEMENT  
REAR  
UTILITY  
PLAT DIM.  
101.86'

$N29'14'56"E$  126.12'

EASEMENTS

## TRACT A



$S17'16'50"W$  107.87'

$S00'00'00"W$  171.00'

CLIFF VIEW DR  
(PRIVATE)

ACCEPTED *J. Ashw. Chagn*  
 ANY CHANGES OR SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

EXISTING IRRIGATION  
UTILITY & PEDEST  
7.5' ON EITHER  
15.00'