

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 376 CLIFF VIEW No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. PARENT (29452011000) - 2945-201-63-003 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2007
 Subdivision SHADOW RON Sq. Ft. of Lot / Parcel 1426
 Filing NA Block NA Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1746
OWNER INFORMATION: B Height of Proposed Structure 26'

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 970-245-5958

*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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20' min</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>-</u> from PL Rear <u>-</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' ranch / 26' 2 story</u>	Special Conditions <u>in building envelope</u>
Voting District <u>A</u> Driveway Location Approval <u>3/4</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>19824</u>
Utility Accounting <u>[Signature]</u>	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)

EDGES BOULEVARD

MAJOR COLLECTOR
(ROW WIDTH VARIES)

CH BRG = N47°18'31"E
 CH = 297.67'
 RAD = 302.66'
 Δ = 36°01'

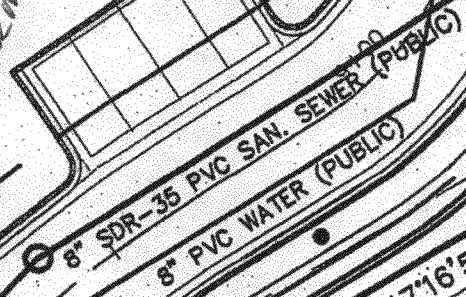
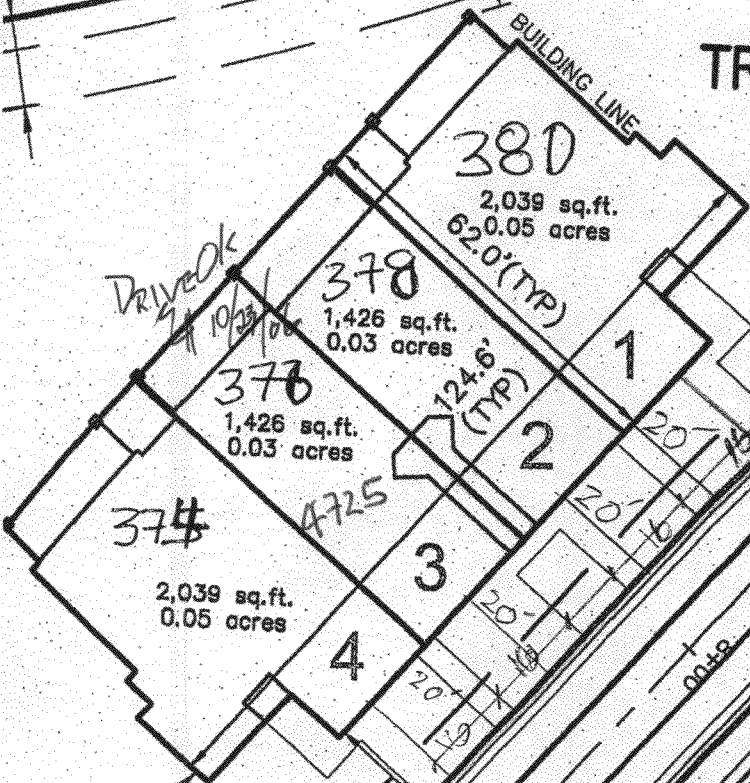
PROPOSED
MULTIPURPOSE
EASEMENT
14.00'

N29°14'56"E 126.12'

EXISTING
5' EASEMENT

UTILITY
PLAT DIM.
101.86'

TRACT A



S17°16'50"W 107.87'

500°00'00"W 171.00'

CLIFF VIEW DR
(PRIVATE)

ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

EXISTING IRRIGATION
 UTILITY & PEDEST
 7.5' ON EITHER

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