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| 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 378 CLIFF VIEW
 Parcel No. 294520110001
 Subdivision SHADOW RUN
 Filing NA Block N.A. Lot 2

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1939
 Sq. Ft. of Lot / Parcel 1426
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1746
 Height of Proposed Structure 26'

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 970.245-5958

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 4-plex (1 OF 4)
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' zone</u> from property line (PL) | Permanent Foundation Required: YES <u>1</u> NO _____ |
| Side _____ from PL Rear _____ from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>20' Perm / 16' 2' stop</u> | Special Conditions <u>in building envelope</u> |
| Voting District <u>A</u> | Driveway Location Approval <u>[Signature]</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 _____

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|--|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O NO <u>19821</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)

$\Delta = 36^{\circ}01'$
 RAD = 480.00'
 ARC = 302.66'
 CH = 297.67'
 CH BRG = N47°18'31"E

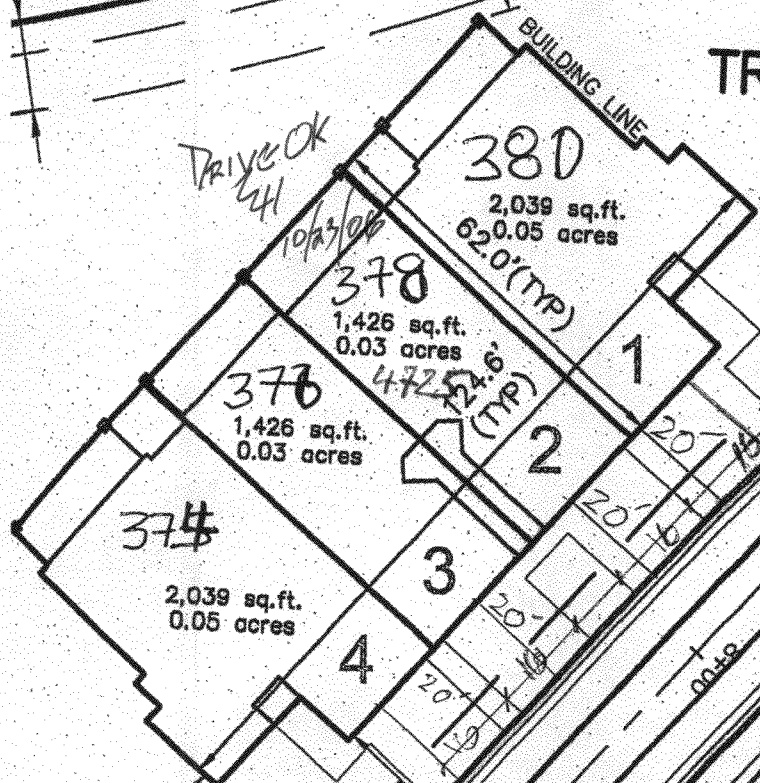
PROPOSED
 MULTIPURPOSE
 DRIVEWAY
 14.00'

N29°14'56"E 126.12'

EXISTING
 UTILITY
 PLAT DIM.
 S64°12'12"W 101.85'

TRACT A

DRIVEWAY
 44'



EASEMENT A

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

S17°16'50"W 107.87'

CLIFF VIEW DR
 (PRIVATE)

S00°00'00"W 171.00'

ACCEPTED *Indira Nishi* *Magin*
 ANY CHANGE TO THESE TRACKS 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'