

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 380 CLIFF VIEW
 Parcel No. PARENT (2945 20110001)-2945-201-63-001
 Subdivision SHADOW RUN
 Filing NA Block NA Lot 1

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 SAUTACROCE
 Address 632 KAREN COURT
 City / State / Zip GJ, 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' garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>-</u> from PL Rear <u>17</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' concrete 2 story</u>	Special Conditions <u>Per building Envelope</u>
Voting District <u>A</u>	Driveway Location Approval <u>JS</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	NO	W/O No. <u>19815</u>
Utility Accounting <u>Kate Celisberg</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)

$\Delta = 36^{\circ}07'40''$
 RAD = 480.00'
 ARC = 302.66'
 CH = 297.67'
 CH BRG = N47°18'31"E

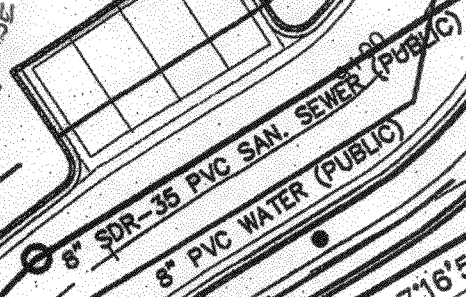
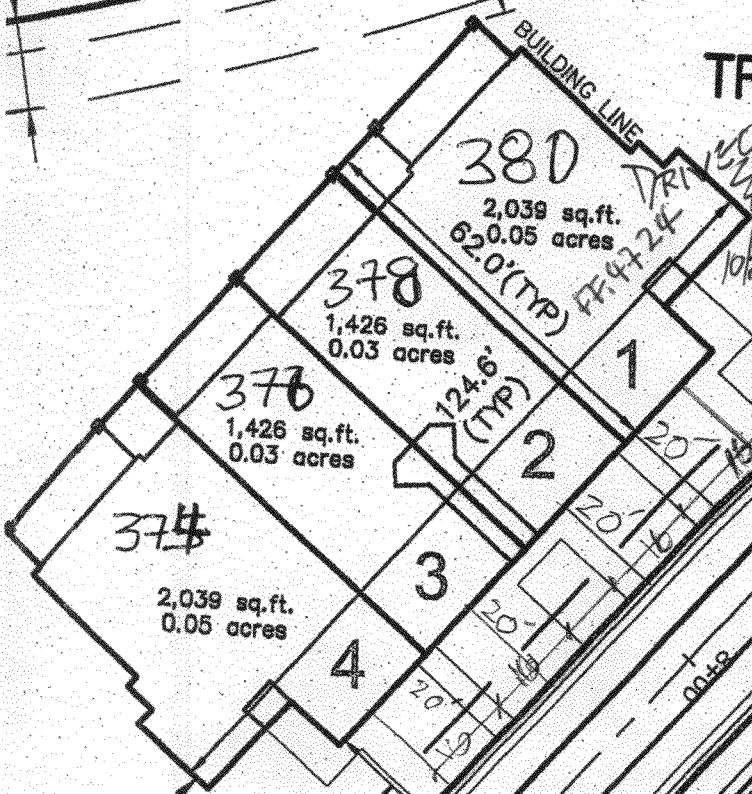
PROPOSED
MULTIPURPOSE
EASEMENT
14.00'

N29°14'56"E 126.12'

EXISTING
5' EASEMENT

UTILITY PLAT DIM.
S64°12'12" W 101.86'

TRACT A



S17°16'50"W 107.87'

S00°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

