

FEE \$ 10. <sup>00</sup>
TCP \$ 1539. <sup>00</sup>
SIF \$ 460. <sup>00</sup>

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

Building Address 366 CLIFF VIEW  
 Parcel No. PARENTS (298520110001) - 2945-201-63-008  
 Subdivision SHADOW RUN  
 Filing NA Block NA Lot 8

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 ST.  
 City / State / Zip C.R. CO 80104

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name JAMES SANTAE ROCE  
 Address 632 KAREN COURT  
 City / State / Zip GS CO 81507  
 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 ATTACHMENT

**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 <u>A</u> NO _____
Side <u>12</u> from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>20' max in 1 1/2 story</u>	Special Conditions <u>Per 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).

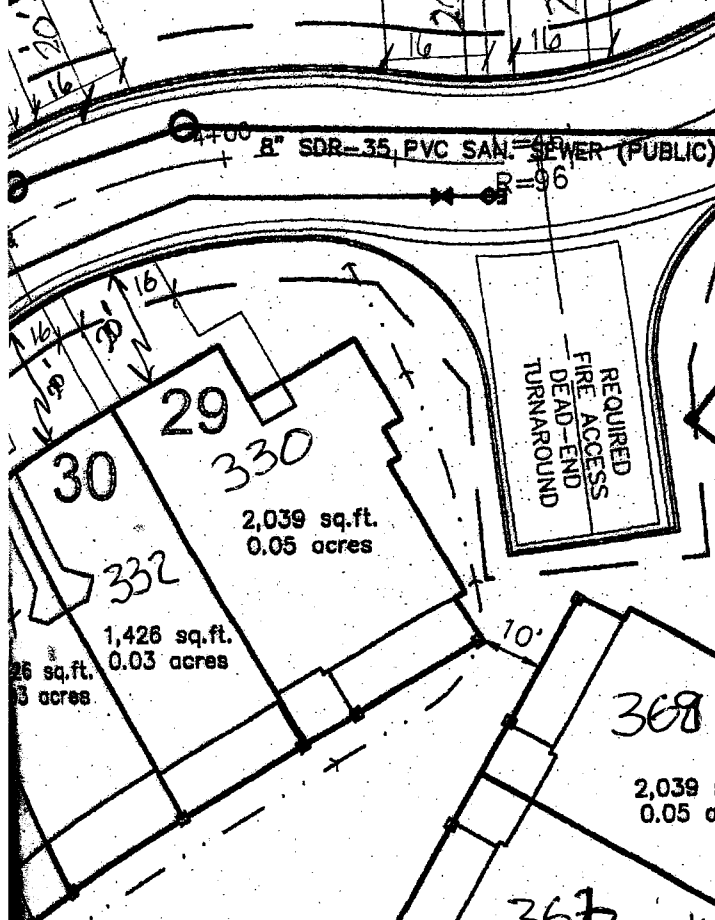
Applicant Signature [Signature] Date \_\_\_\_\_

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>19822</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

PROP. RET. WALL (TYP. ALL)

EASEMENT

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

8" PVC WATER (PUBLIC)

5" CONC. SIDEWALK

S71'51'02"W

PLAT

37a  
2,039 sq.ft.  
0.05 acres

37b  
2,039 sq.ft.  
0.05 acres

36a  
2,039 sq.ft.  
0.05 acres

36b  
2,039 sq.ft.  
0.05 acres

36c  
2,039 sq.ft.  
0.05 acres

36d  
2,039 sq.ft.  
0.05 acres

ACCEPTED & APPROVED  
ANY CHANGES TO THIS PLAN  
MAY BE MADE AT THE DISCRETION OF THE  
APPROVING AGENCIES  
DATE: 12/13/06  
SOS...  
N73'28'12"E 100.00'  
ZONE 2 PD RESIDENTIAL

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

S73'28'12"W 100.00'  
EXISTING IRRIGATION EASEMENT 10.00'  
5' ON EITHER SIDE OF LOT LN  
EXISTING PEDESTRIAN & UTILITY EASEMENT 40.00'

CLIFF VIEW (PRIVATE)