

FEE \$	10 ⁰⁰
TCP \$	1589.00
SIF \$	460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 354 Cliff View
 Parcel No. 2945-201-63014
 Subdivision Shadow Run
 Filing NA Block NA Lot 14

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 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 John Muller
 Address 2505 Riatu Ranch Rd
 City / State / Zip GJ CO 81505
 Telephone 970-985-0738

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Deplex (1 of 2)

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>per plan</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>per plan</u>
Voting District <u>A</u> Driveway Location Approval <u>JRM</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 John Muller Date _____
 Department Approval JRM / JSH Aragon Date 5/15/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20253</u>
Utility Accounting <u>Valentini</u>	Date <u>5/15/07</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)

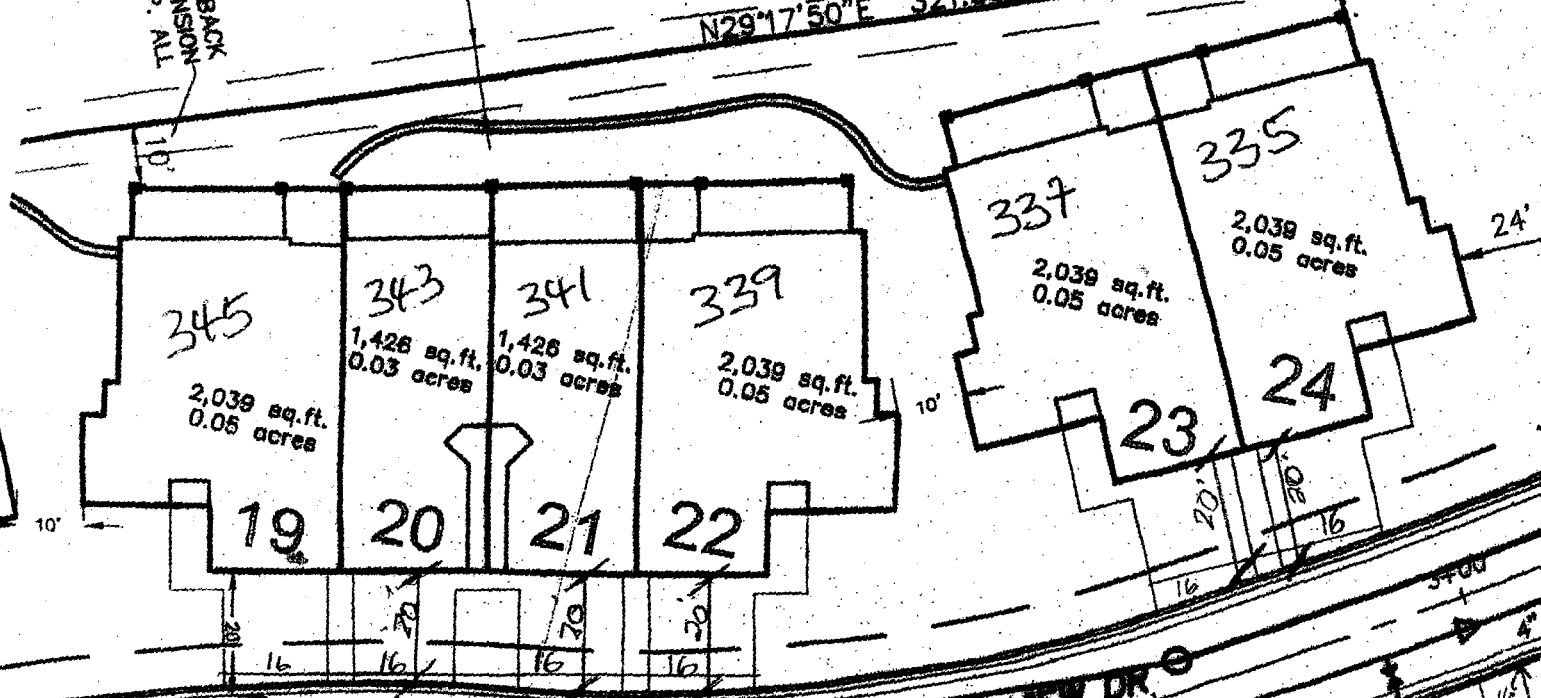
EXISTING IRRIGATION EASEMENT
5' EITHER SIDE OF LOT LINE
10.00'

~~DRAINAGE~~
ZONE PD
DRAINAGEWAY

ACCEPTED ^{5/11/07} JAR 4/1/07
ANY CHANGE OF SETBACKS
APPROVED
RESPECTIVE ADJACENT
LOCAL AND IDENTIFY
AND PROPERTY LINE EASEMENTS

BUILDING SETBACK
DIMENSION
TYP. ALL

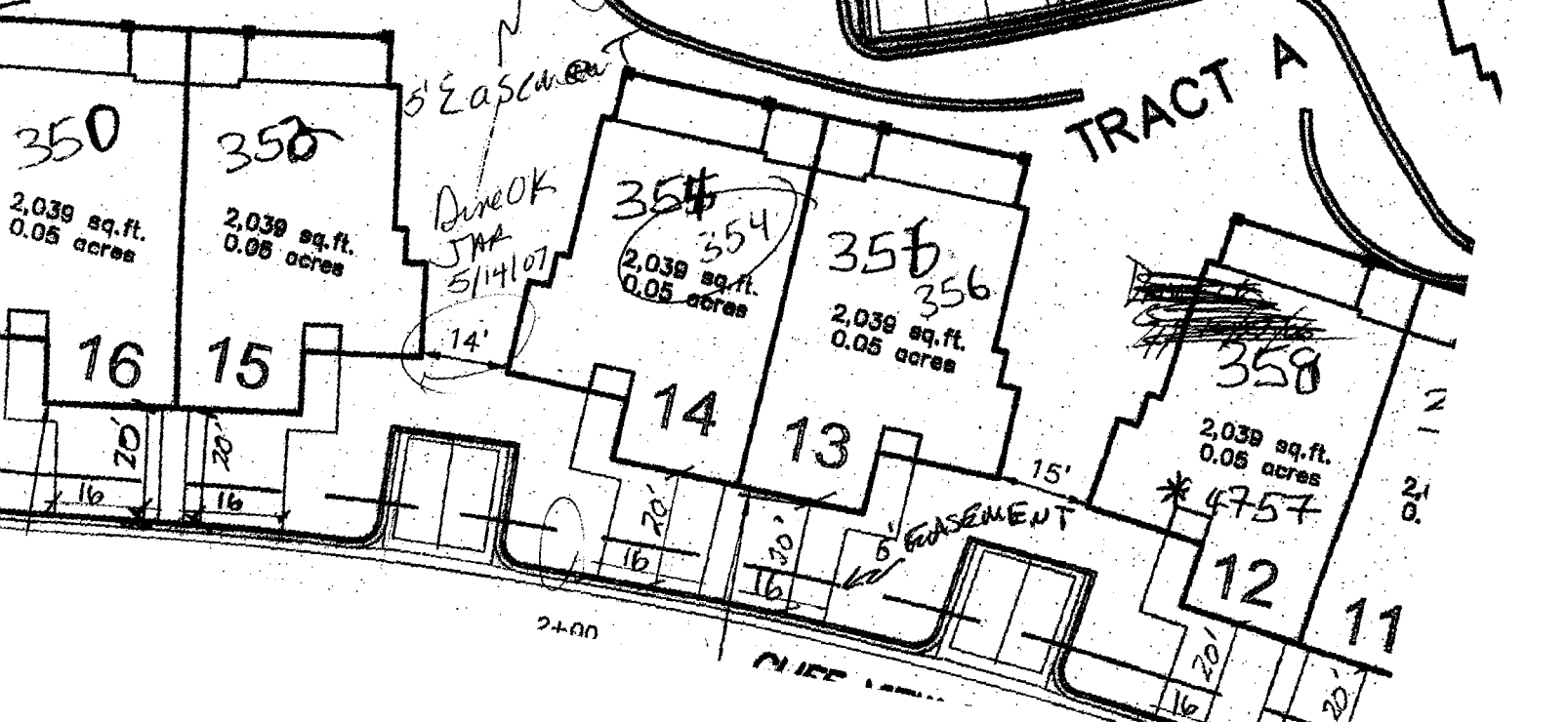
N29°17'50"E 321.53'



1+00 8" SDR-35 PVC SAN. SEWER (PUBLIC) 2+00

CLIFF VIEW DR (PRIVATE)

8" PVC WATER (PUBLIC)



TRACT A

5' EASEMENT
Direct
JAR
5/11/07

5' EASEMENT

CLIFF VIEW DR