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|--------|---------|
| 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 356 Cliff View
 Parcel No. ~~2945 201 1001~~ 2945-201-023-013
 Subdivision Shadow Run
 Filing NA Block NA Lot 13

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 Riata Ranch
 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: Duplex (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>JRK</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 5/15/17

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>20254</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>5/15/17</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)

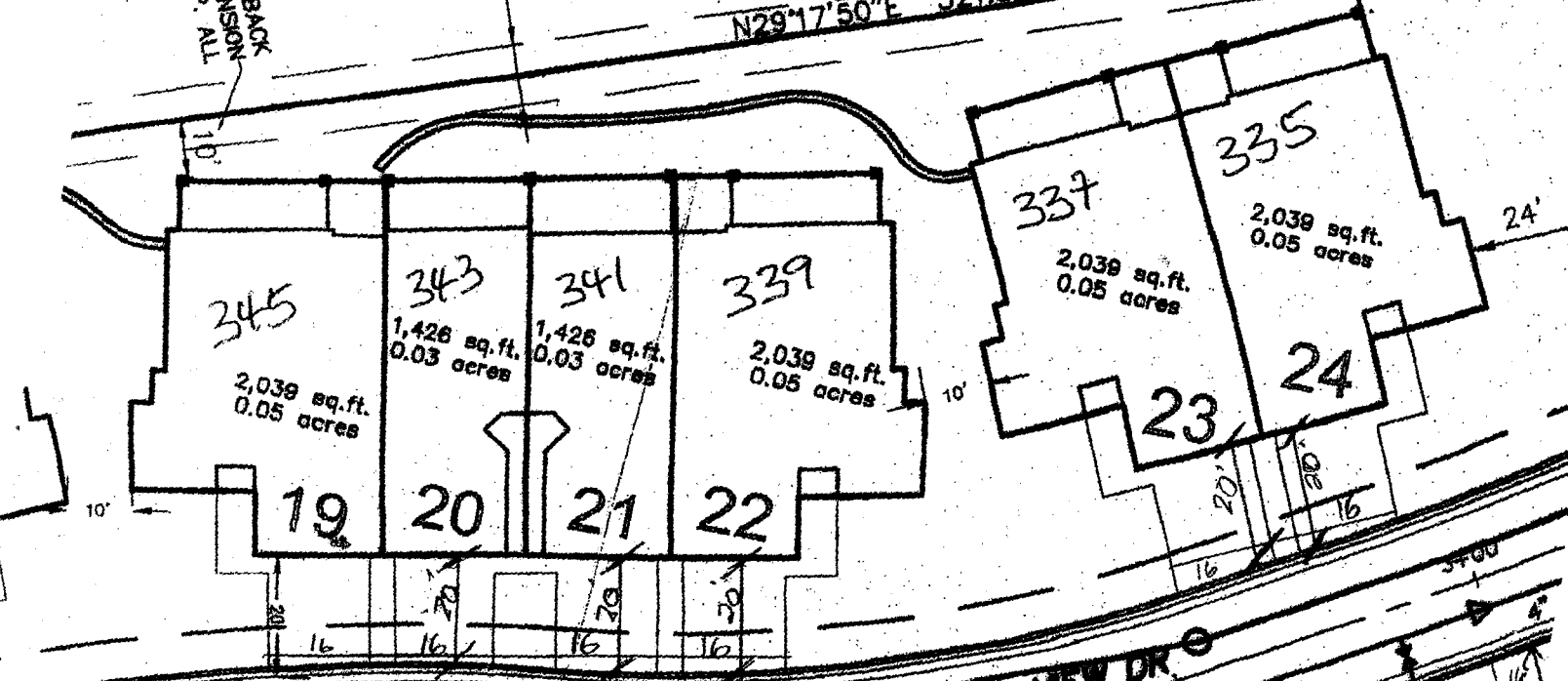
EXISTING IRRIGATION EASEMENT
5' EITHER SIDE OF LOT LINE
10.00'

N29°17'50"E 321.53'

~~DRAINAGE~~
ZONE PD
DRAINAGEWAY

ACCEPTED
5/14/04
3/24/04
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

BUILDING SETBACK
DIMENSION
TYP. ALL



8" PVC WATER (PUBLIC)

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

CLIFF VIEW DR
(PRIVATE)

Easment

