

FEE \$	10.00
TCP \$	1,039.00
SIF \$	2400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 330 CLIFF VIEW No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. 28452011001 2945-201-63-029 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2438
 Subdivision SHADOW RUN Sq. Ft. of Lot / Parcel 2039
 Filing NA Block NA Lot 29 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 20 2359
OWNER INFORMATION: A Height of Proposed Structure 20

Name HARVEST HOMES
 Address 4833 FRONT ST.
 City / State / Zip CR, CO 80104

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

APPLICANT INFORMATION: Charles Poon
 Name JAMES SANTIACROCE
 Address 632 KAREN CT. 2481 BROADWAY
 City / State / Zip 65, CO 81508
 Telephone 970-285-5958

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

NOTES: 4-Plex **PAID**

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>X</u> NO _____		
Side <u>10</u> from PL	Rear <u>10</u> from PL	Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>20/ranch - 2nd/2-story</u>	Special Conditions <u>per building envelope</u>		
Voting District <u>A</u>	Driveway Location Approval <u>4</u>	<u>10' Rear Corner</u>	
	(Engineers' 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 10 MAR 08
 Department Approval NA [Signature] Date 4/17/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>20925</u>
Utility Accounting <u>[Signature]</u>	Date _____	

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)

EASEMENTS

REQUIRED
FIRE ACCESS
DEAD-END
TURNAROUND

29

330

2,039 sq.ft.
0.05 acres

DRIVEWAY

30

332

1,428 sq.ft.
0.03 acres

420

370

2,039 sq.ft.
0.05 acres

62.0'(TYP)

370

2,039 sq.ft.
0.05 acres

57.6'(TYP)

368

2,039 sq.ft.
0.05 acres

368

2,039 sq.ft.
0.05 acres

PROP. RET. WALL
(TYP. ALL)

368

2,039 sq.ft.
0.05 acres

368

2,039 sq.ft.
0.05 acres

10

9

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

ZONE PD
RESIDENTIAL

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

EXISTING IRRIGATION EASEMENT
10.00'
5' ON EITHER SIDE OF LOT LIA

EXISTING PEDESTRIAN
& UTILITY EASEMENT
40.00'

PLAT
S71'51'02"W

S16'31'48"E 109.00'

S73'28'12"W 100.00'

100.00'

8" PVC WATER (PUBLIC)

CLIFF VIEW (PRIVATE)

330

20'
16'
20'

26 sq.ft.
0.03 acres

4+00
5' CONC. SIDEWALK

99.67'

Handwritten signature and notes

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