

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 ³³¹ ~~123~~ CLIFF VIEW DR
 Parcel No. 2945-2011 ~~1234~~ -63-026
 Subdivision SHADOW RUN
 Filing _____ Block _____ Lot # 26

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2038
 Sq. Ft. of Lot / Parcel 2038
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2438
 Height of Proposed Structure 26

OWNER INFORMATION:

Name HARVEST HOMES LLC
 Address 7395 S PEORIA ST #206
 City / State / Zip ENGLEWOOD CO 80112

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name CHRISTOPHER CUTSFORTH
 Address 244 BELDEN CT
 City / State / Zip FRUITA CO 81521
 Telephone 970 433-1109

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

NOTES: Duplex (1 of 2)
 SF 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 PD	Maximum coverage of lot by structures _____
SETBACKS: Front ^{per plan} _____ from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement 2
Maximum Height of Structure(s) _____	Special Conditions Per Building Envelope
Voting District "A" Driveway Location Approval ^{PH} _____ (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 *Christopher Cutforth* Date 6/17/08
 Department Approval *PH Paul Heubusch* Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. 21097
Utility Accounting <i>Cue</i>	Date 6/23/08

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)

ACCEPTED OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

FOR PURPOSES OF THIS DOCUMENT

5.00' EXISTING IRRIGATION EASEMENT

14.00'

6.00'

STRIPE

$\Delta = 36'07.40"$
 $RAD = 480.00'$
 $ARC = 302.66'$
 $CH = 297.67'$
 $CH BRG = N47'18'31"E$

TRACT A

$N24'37'20"W$ 70.00'

Business
OK
Boyle

329 2,039 sq. ft. 0.05 acres

327 2,039 sq. ft. 0.05 acres

27 2,039 sq. ft. 0.05 acres

28 2,039 sq. ft. 0.05 acres

335 2,039 sq. ft. 0.05 acres

25 2,039 sq. ft. 0.05 acres

26 2,039 sq. ft. 0.05 acres

40.08' UTILITY & DRAINAGE EASEMENT

UTILITY AND IRRIGATION EASEMENT

$N78'25'11"E$ 40'

4" PVC WATER (PUBLIC)

15" SDR-35 PVC SANITARY SEWER (PUBLIC)

REQUIRED FIRE ACCESS DEAD-END TURNAROUND

372 2,039 sq. ft. 0.05 acres

370 2,039 sq. ft. 0.05 acres

371 2,039 sq. ft. 0.05 acres

29 2,039 sq. ft. 0.05 acres

30 2,039 sq. ft. 0.05 acres

31 1,420 sq. ft. 0.03 acres

32 1,420 sq. ft. 0.03 acres

33 1,420 sq. ft. 0.03 acres

335 39 sq. ft. 0.0009 acres

24 39 sq. ft. 0.0009 acres

2,039 0.05

27

62.0' (TYP)

2,039 sq. ft. 0.05 acres

2,039 sq. ft. 0.05 acres

1,420 sq. ft. 0.03 acres

1,420 sq. ft. 0.03 acres

39 sq. ft. 0.0009 acres

24

33