FEE $ *10.00*	
TCP $ *1,039.00*	
SIF $ *460.00*	

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

BLDG PERMIT NO.

Building Address __332 CLIFF VIEW__

No. of Existing Bldgs _____ No. Proposed __1__

Parcel No. ~~2945-201-00~~ 2945-201-~~63-03~~

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed ~~2438~~ 2007

Subdivision __SHADOW RUN__

Sq. Ft. of Lot / Parcel ~~2039~~ 1426

Filing __NA__ Block __N.A__ Lot __30__
B

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____ 1746

Height of Proposed Structure _____ 26'

OWNER INFORMATION:

Name __HARVEST HOMES__

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

Address __4833 FRONT ST.__

City / State / Zip __CR. CO ~~81504~~ 80104__

APPLICANT INFORMATION: *Charles Bean*

Name ~~JAMES SANTACROCE~~

Address ~~632 KAREN COURT~~ 2481 *Broadway*

City / State / Zip __GJ CO 81503__

Telephone __970·245·5958__

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

PAID

NOTES: __4-Plex__

TB

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 __20'__ from property line (PL)

Permanent Foundation Required: YES __X__ NO _____

Side __—__ from PL Rear __—__ from PL

Parking Requirement __2__

Maximum Height of Structure(s) __30/Ranch - 26/2-Story__ Special Conditions __per building envelope__

Voting District __A__ Driveway Location Approval __CH__
(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 _____ Date __10 Mar 08__

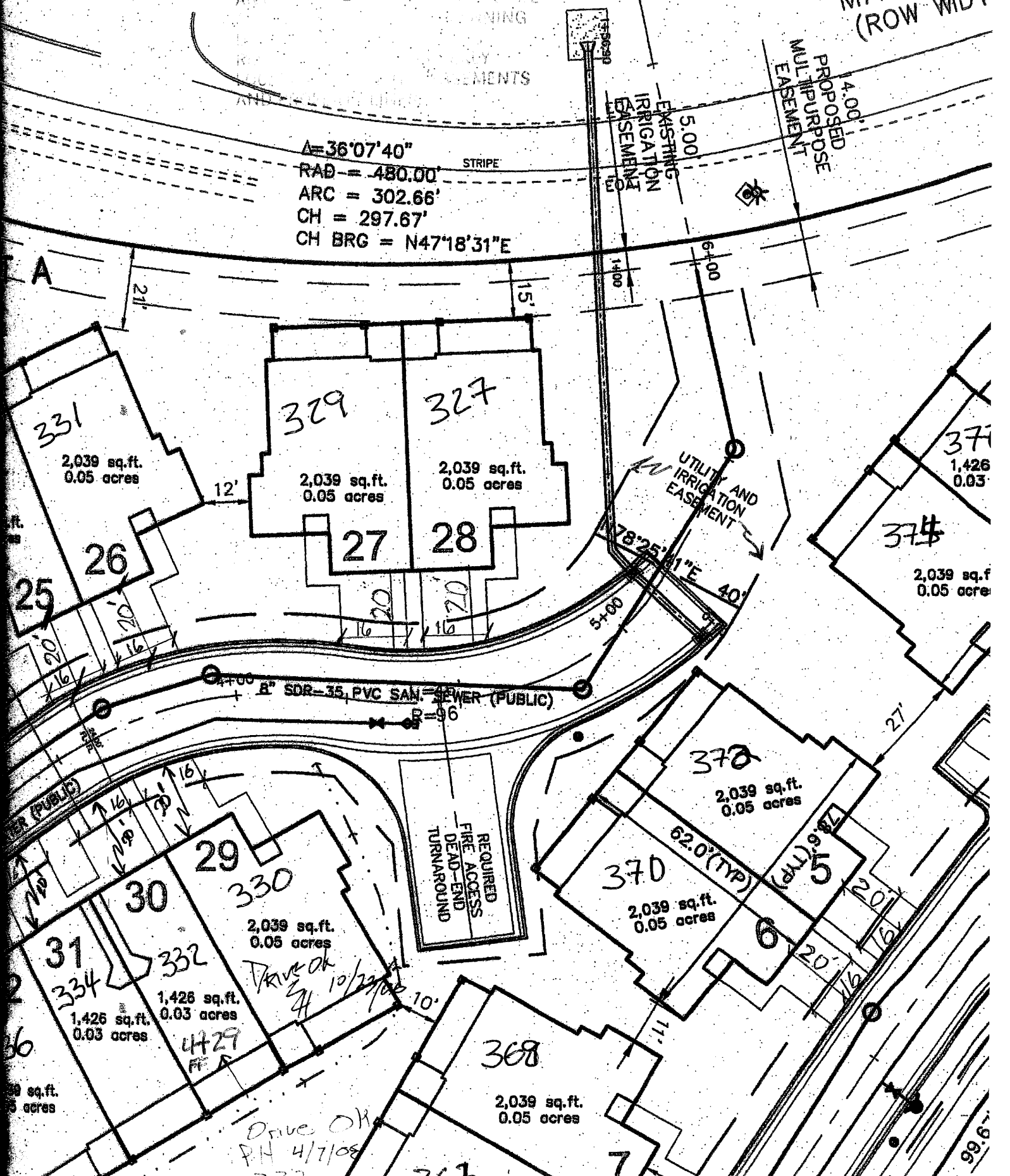Department Approval __NA__ _____ Date __4/17/08__

Additional water and/or sewer tap fee(s) are required:	YES [X]	NO	W/O No. __20926__
Utility Accounting __Beasley__		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)*

Δ=36°07'40"
RAD = 480.00'
ARC = 302.66'
CH = 297.67'
CH BRG = N47°18'31"E

STRIPE

A

21'

15'

5.00'
EXISTING IRRIGATION EASEMENT

PROPOSED MULTIPURPOSE EASEMENT

4.00'

14.00'

6+00

331

2,039 sq.ft.
0.05 acres

329

327

2,039 sq.ft.
0.05 acres

2,039 sq.ft.
0.05 acres

37

1,426
0.03

12'

26

27

28

37

374

25

UTILITY AND IRRIGATION EASEMENT

2,039 sq.f
0.05 acre

N78°25'31"E

40'

20

20

16

16

5+00

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

4+00

R=96

372

2,039 sq.ft.
0.05 acres

27

16

16

62.0'(TYP)

96.9'(TYP)

5

ER (PUBLIC)

16

29

330

2,039 sq.ft.
0.05 acres

REQUIRED FIRE ACCESS DEAD-END TURNAROUND

370

2,039 sq.ft.
0.05 acres

6

20

16

30

31

332

Drive Ok
10/23/08

334

1,426 sq.ft.
0.03 acres

1,426 sq.ft.
0.03 acres

10'

4429
FF

Drive OK
PH 4/7/08

368

2,039 sq.ft.
0.05 acres

7

99.6'

sq.ft.
acres