FEE $ _10.00_
TCP $ _1589.00_
SIF $ _460.00_

BLDG PERMIT NO.

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

Building Address _333_ ~~333~~ _CLIFF VIEW DR_   No. of Existing Bldgs _____   No. Proposed _1_

Parcel No. _2945-201-~~00~~63-025_   Sq. Ft. of Existing Bldgs _____   Sq. Ft. Proposed _2038_

Subdivision _SHADOW RUN_   Sq. Ft. of Lot / Parcel _2038_

Filing _____   Block _____   Lot _# 25_   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:
[X] 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:
[X] Site Built   [ ] Manufactured Home (UBC)
[ ] Manufactured Home (HUD)
[ ] Other (please specify): _____

NOTES: _Duplex (2 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_

SETBACKS: Front _per plan_ from property line (PL)

Side _____ from PL   Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _"A"_   Driveway Location Approval _DH_
(Engineer's Initials)

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _✓_ NO _____

Parking Requirement _2_

Special Conditions _Per Building Envelope_
_____

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 Cutsforth_   Date _6/17/08_

Department Approval _DH Paul Hofenbed_   Date _____

Additional water and/or sewer tap fee(s) are required: YES _✓_ NO   W/O No. _R1097_

Utility Accounting _____   Date _6/23/9_

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)*

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

5.00
EXISTING
IRRIGATION
EASEMENT

STRIPE

EOI

6+00

1+00

15'

UTILITY AND
IRRIGATION
EASEMENT

N78°25'41"E 40'

327

⑫ 2,039 sq.ft.
0.05 acres

28

329

27

2,039 sq.ft.
0.05 acres

TRACT A

N24°37'20"W 70.00

21'

12'

12'

⑪ 2,039 sq.ft.
0.05 acres

26

25

2,039 sq.ft.
0.05 acres

24

40.00'
UTILITY &
DRAINAGE
EASEMENT

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

4" PVC WATER (PUBLIC)

R=96'

REQUIRED
FIRE ACCESS
DEAD-END
TURNAROUND

78.6' (TYP)

⑤ 2,039 sq.ft.
0.05 acres

6

372

⑦ 2,039 sq.ft.
0.05 acres

62.0' (TYP)

370

2,039 sq.ft.
0.05 acres

330

29

2,039 sq.ft.
0.05 acres

30

31

32

1,428 sq.ft.
0.03 acres