

FEE \$	10.00
TCP \$	1,039.00
SIF \$	400.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 334 CLIFF VIEW No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Parcel No. 2945 2011001 2945-201-63-031 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1939  
 Subdivision SHADOW RUN Sq. Ft. of Lot / Parcel 1426  
 Filing NA Block NA Lot 31 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1746  
**OWNER INFORMATION:** Height of Proposed Structure 26'

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:**  
 Name JAMES SANTACROCE  
 Address 632 KAREN COURT 2481 BROADWAY  
 City / State / Zip GS, CO 81507  
 Telephone 970-245-5958

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

**PAID**

NOTES: 4-Plex

**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 _____ from PL	Rear _____ from PL	Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>20/Ranch - 26/two story</u>	Special Conditions <u>per building envelope</u>		
Voting District <u>A</u>	Driveway Location Approval <u>EH</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 10/14/08

Department Approval [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)

0.05 acres

27 28

25 26

40.08' UTILITY & DRAINAGE EASEMENT

78°25'11"E 40'

374

8" SDR-35 PVC SANITARY SEWER (PUBLIC)

4" PVC WATER (PUBLIC)

EASEMENT

REQUIRED FIRE ACCESS DEAD-END TURNAROUND

370 2,039 sq.ft. 0.05 acres

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29 30 330 2,039 sq.ft. 0.05 acres

31 32 334 1,426 sq.ft. 0.03 acres

336 2,039 sq.ft. 0.05 acres

DRIVE 4729 10/23/06

368 2,039 sq.ft. 0.05 acres

367 2,039 sq.ft. 0.05 acres

PROP. RET. WALL (TYP. ALL)

360 2,039 sq.ft. 0.05 acres

364 2,039 sq.ft. 0.05 acres

362 2,039 sq.ft. 0.05 acres

10 9

Handwritten signature

8" SDR-35 PVC SANITARY SEWER (PUBLIC)

PEDESTAL 5' CONC.

EXISTING IRRIGATOR AND PIPING 10.0' 5' ON EITHER SIDE

53°44'29"W 95.61'

CONC. SIDEWALK

4" PVC WATER (PUBLIC)

516°31'48"E 109.00'