

Handwritten mark

FEE \$	10.00
TCP \$	1,039.00
SIF \$	410.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 336 CLIFF VIEW No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Parcel No. 294520110012945201-13-032 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 2438  
 Subdivision SHADOW RUN Sq. Ft. of Lot / Parcel 2039  
 Filing NA Block NA Lot 32 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2359  
**OWNER INFORMATION:** BD 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:**  
 Name Charles Boon / SAMEL SANTIACROCE  
 Address 632 KAREN COURT 2481 Broadway  
 City / State / Zip CS, CO 81509  
 Telephone 970.285.5958

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

**PAID**

NOTES: 4-PLUX

**TR**

**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.

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>30' 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 - 20' 2-Story</u>	Special Conditions <u>per building envelope</u>		
Voting District <u>A</u>	Driveway Location Approval <u>EH</u> <u>11' from back corner</u>		
(Engineer's Initials)			

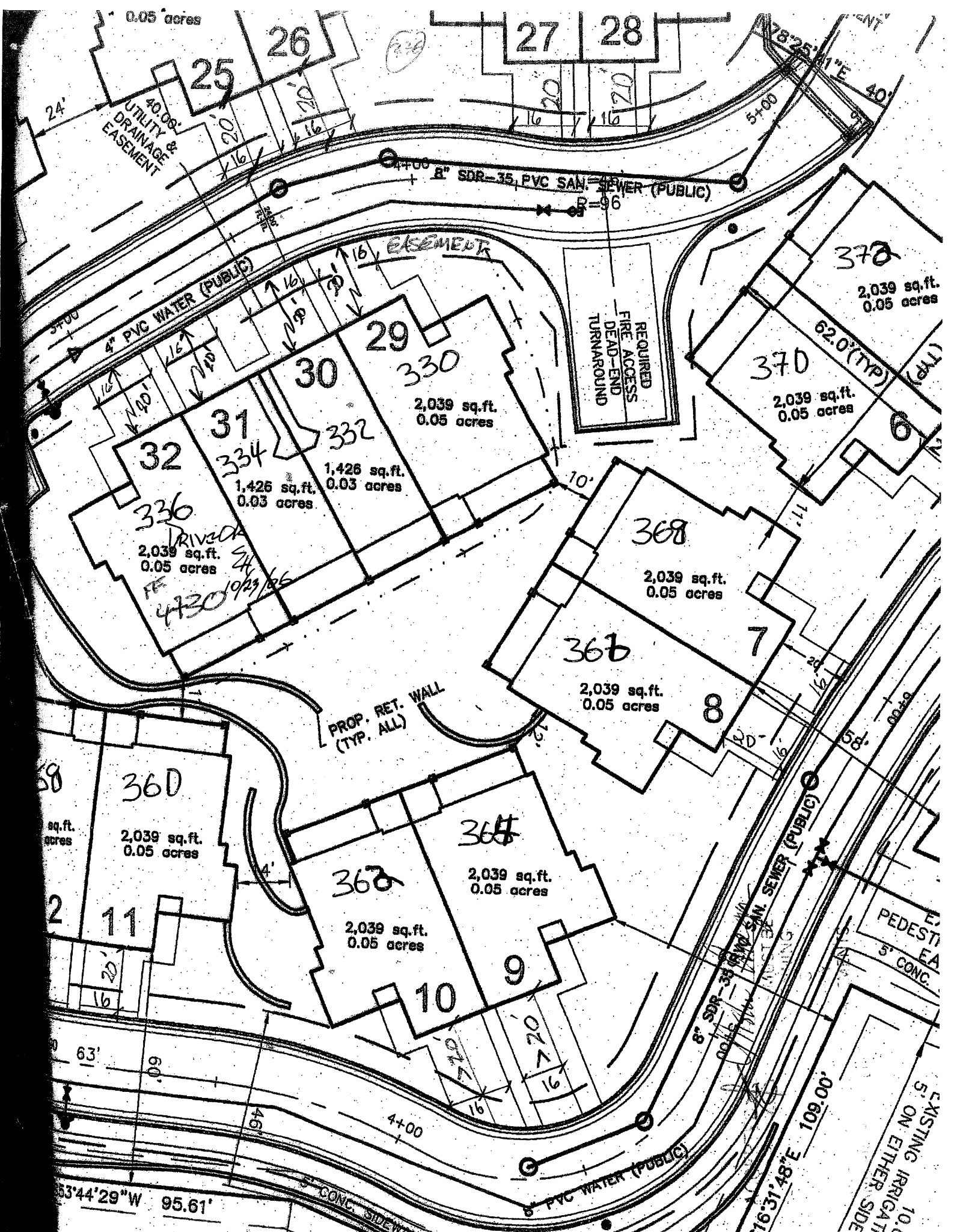
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 MAR 08  
 Department Approval NA Date 4/17/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>2087</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

25 26

27 28

UTILITY & DRAINAGE EASEMENT

4" PVC WATER (PUBLIC)

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

EASEMENT

REQUIRED FIRE ACCESS DEAD-END TURNAROUND

29

30

330

2,039 sq. ft. 0.05 acres

31

332

1,426 sq. ft. 0.03 acres

32

334

336

2,039 sq. ft. 0.05 acres

DRIVE  
4730 10/23/86

36A

2,039 sq. ft. 0.05 acres

36B

2,039 sq. ft. 0.05 acres

PROP. RET. WALL (TYP. ALL)

36D

2,039 sq. ft. 0.05 acres

36E

2,039 sq. ft. 0.05 acres

36C

2,039 sq. ft. 0.05 acres

10

9

37A

2,039 sq. ft. 0.05 acres

37B

2,039 sq. ft. 0.05 acres

62.0' (TYP)

PEDESTAL 5' CONC.

EXISTING IRRIGATION 10.0' ON EITHER SIDE

S3°44'29"W 95.61'

S16°31'48"E 100.601'