

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 76409

ek

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2168 Redcliff Circle TAX SCHEDULE NO. 2947-341-18-008

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2166

FILING BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) —————

(1) OWNER Infinity Builders NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 202 North Av. PMB 16A NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 298-9708 USE OF EXISTING BLDGS NO

(2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS "

(2) TELEPHONE "

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 PR-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 25' 35' Redcliff Cir. from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____

Side 5' from PL Rear 25' from PL
 Maximum Height 32'

CENSUS 1401 TRAFFIC 64 ANNEX# _____

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 Melanie D. York Date 6-20-00

Department Approval C. Faye Nelson Date 7-27-00

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. 13287

Utility Accounting Robert Vanover Date 7/27/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10'-0"

133'-4 1/2"

25'-0"

15'-0"

ACCEPTED *P. G. ...*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

105'-11 1/2"

7/26/00
 DRIVE O.K.
MM

24'-10 1/2"

226'-11 1/2"

118'-1"

35'-5 1/2"

31'-4"

30'-2 1/2"

62'-5 1/2"

30'-0"

16'-0"

55'-0 1/2"

71'-1"

81'-9 1/2"

17'-2 1/2"

DRIVEWAY

R18'-0"

38'-4 1/2"

42'-0 1/2"

37'-2 1/2"

30'-0"

3'-0"

3'-0"

3'-0"

20' MIN.

20' MIN.

PLEASE REVISE
 KENT MARSH
 244-1451

20'-1 1/2"

45'-1 1/2"

16'-0"

2168 Redding Circle

PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.