


FEE \$	10.00
TCP \$	500.00
SIF \$	298.00

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

BLDG PERMIT NO. 88299



Your Bridge to a Better Community

BLDG ADDRESS 2218 DAVINCI PLACE SQ. FT. OF PROPOSED BLDGS/ADDITION 2,000

TAX SCHEDULE NO. 2945-183-09-018 SQ. FT. OF EXISTING BLDGS ~~2,000~~ 0

SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING II BLK I LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER BRENT PRUETT NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3310 C RD. PALISADE USE OF EXISTING BUILDINGS ~~SINGLE FAMILY~~ N/A

(1) TELEPHONE 434-1862 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 17' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Eng. foundation Required

CENSUS 1401 TRAFFIC 603 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 [Signature] Date _____

Department Approval [Signature] Date 1/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15641</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/21/03</u>

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)

*2/8/18
m
no*

CURVE TABLE

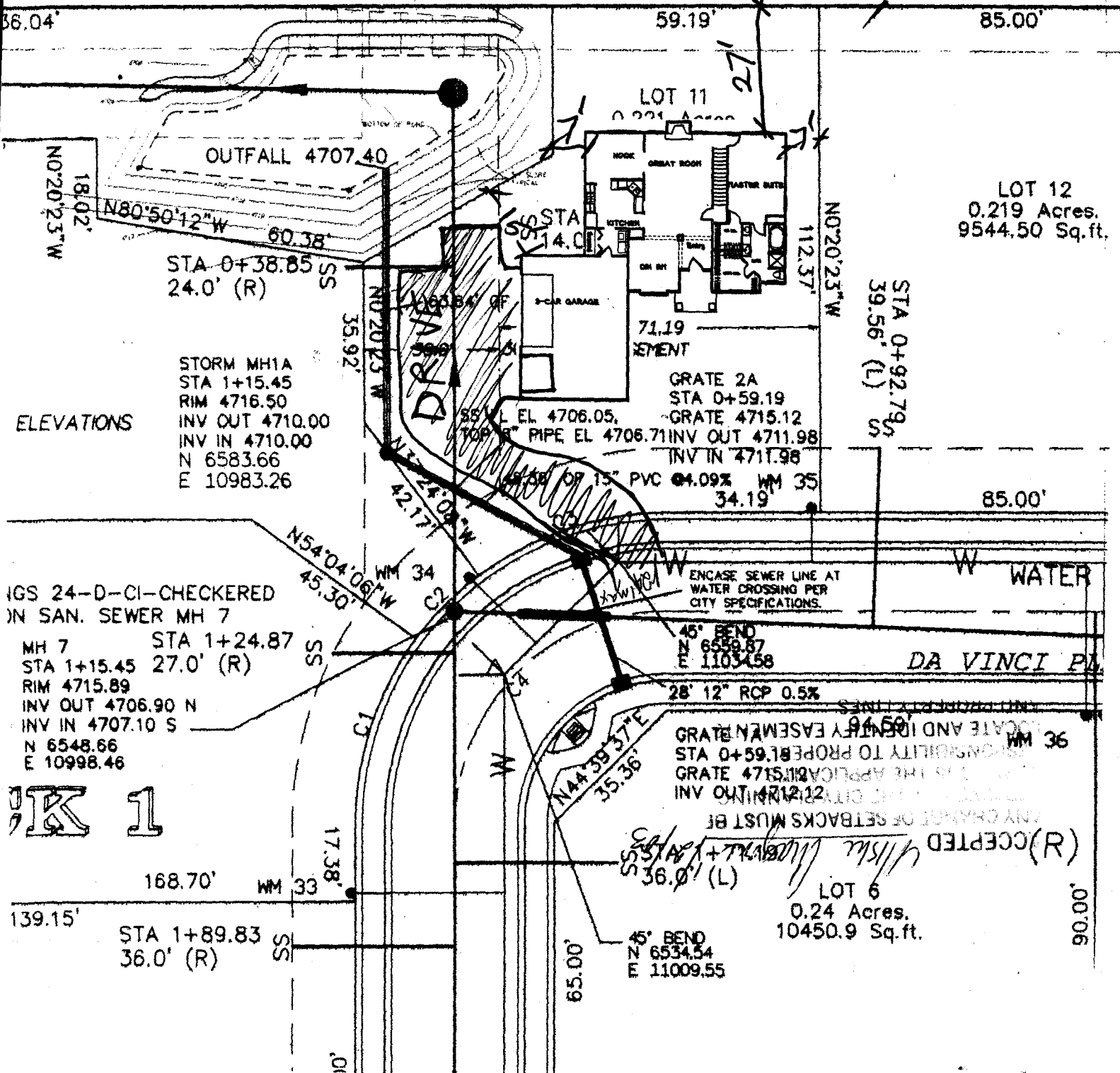
NUM	DELTA	ARC	RADIUS
C1	36°16'16"	43.68'	69.00'
C2	16°39'58"	20.07'	69.00'
C3	37°03'45"	44.63'	69.00'
C4	90°00'00"	73.83'	47.00'

WATER METER PITS THAT
HAVE THE OLD (EXISTING)
SHOULD BE ABANDONED IN PLACE.

MH 6
STA 12+96.85/0+00
RIM 4711.42
INV OUT 4703.09 W
INV IN 4703.29 S

LOT 11
(THE RE...)

N89°45'49"E



LOT 12
0.219 Acres
9544.50 Sq.ft.

ELEVATIONS

STORM MH1A
STA 1+15.45
RIM 4716.50
INV OUT 4710.00
INV IN 4710.00
N 6583.66
E 10983.26

INGS 24-D-CI-CHECKERED
ON SAN. SEWER MH 7
MH 7 STA 1+24.87
RIM 4715.89
INV OUT 4706.90 N
INV IN 4707.10 S
N 6548.66
E 10998.46

1

ENCASE SEWER LINE AT
WATER CROSSING PER
CITY SPECIFICATIONS.

45° BEND
N 6559.87
E 11034.58

28' 12" RCP 0.5%

GRATE 2A
STA 0+59.19
RIM 4715.12
INV OUT 4711.98
INV IN 4711.98

45° BEND
N 6534.54
E 11009.55

LOT 6
0.24 Acres
10450.9 Sq.ft.

STA 1+89.83
36.0' (R)

DA VINCI PL