

FEE \$	1000
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

10808321592

Building Address 2161 RED CLIFF CIRC.
 Parcel No. 2947-352-19-031
 Subdivision CANYON VIEW
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 6' HIGH BLOCK WALL

OWNER INFORMATION:

Name NICK RUSSOTTO AND LYNDIA HAMNER
 Address 2161 RED CLIFF CIRC.
 City / State / Zip GRD. JCT. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): R.V. PROTECTIVE WALL WITH GATE

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 985 4938

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 Nick Russotto Date 5-21-08

Department Approval Pat Dunlop Date 5/21/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no drg in use</u>
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Utility Accounting <u>Marshall</u>	Date <u>5/21/08</u>
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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)

SCALE $\frac{1}{8} = 1 \text{ FOOT}$

PROPOSED NEW WALL WITH 12' GATE
TO MATCH ARCHITECTURAL STYLE OF THE HOUSE
AND TO SURROUND R.V. PARKING PAD

6' HIGH WALL, STUCCO FINISH TO MATCH HOUSE

PROPERTY LINE

ACCEPTED *Pat Durkin 5/21/08*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

12' OPENING

EXISTING CONCRETE
PORCH

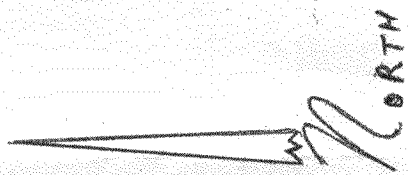
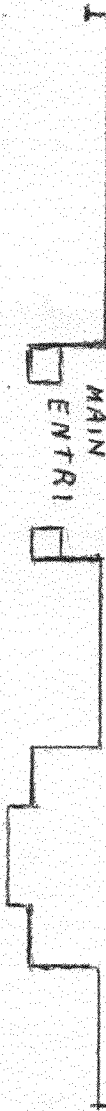
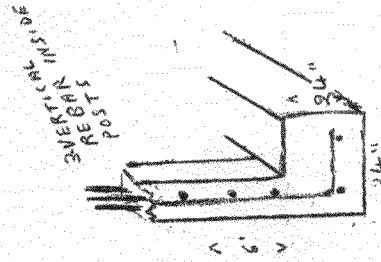
EXISTING 3' DOOR

6' SLIDER

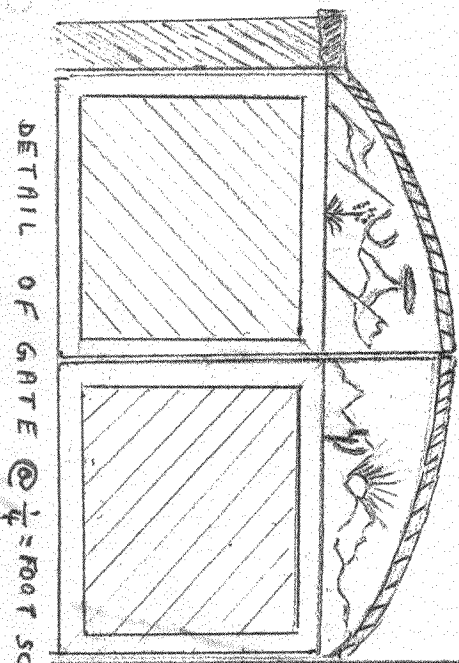
GARAGE

6' SLIDER

FOUNDATION & POST DETAIL $\frac{1}{4} = 1 \text{ FOOT}$
AMOUNT OF SOIL RETAINED
3 FT. AT DEEPEST POINT



↑ REDCLIFF CIRC.



CORNER OF HOUSE

2161 REDCLIFF CIRCLE
NICK RUSSOTTO & LYNDY HAMNER
OWNERS - 985 4938