

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 61144

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2159 REDCLIFF CIRCLE TAX SCHEDULE NO. 2947-351-18-002

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2879

FILING 5 BLK 2 LOT 18 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Rick + Pam HENSLEY NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2449 H ROAD

(1) TELEPHONE 434-5131 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT KODIAK CUSTOM HOMES USE OF EXISTING BLDGS N/A

(2) ADDRESS 2449 H ROAD DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 434-5131 NEW HOME

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 _____

SETBACKS: Front 35' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 15'/20' from PL Rear 25' from PL Special Conditions _____

Maximum Height _____

CENSUS 1401 TRAFFIC 64 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 7-10-97

Department Approval [Signature] Date 7-16-97

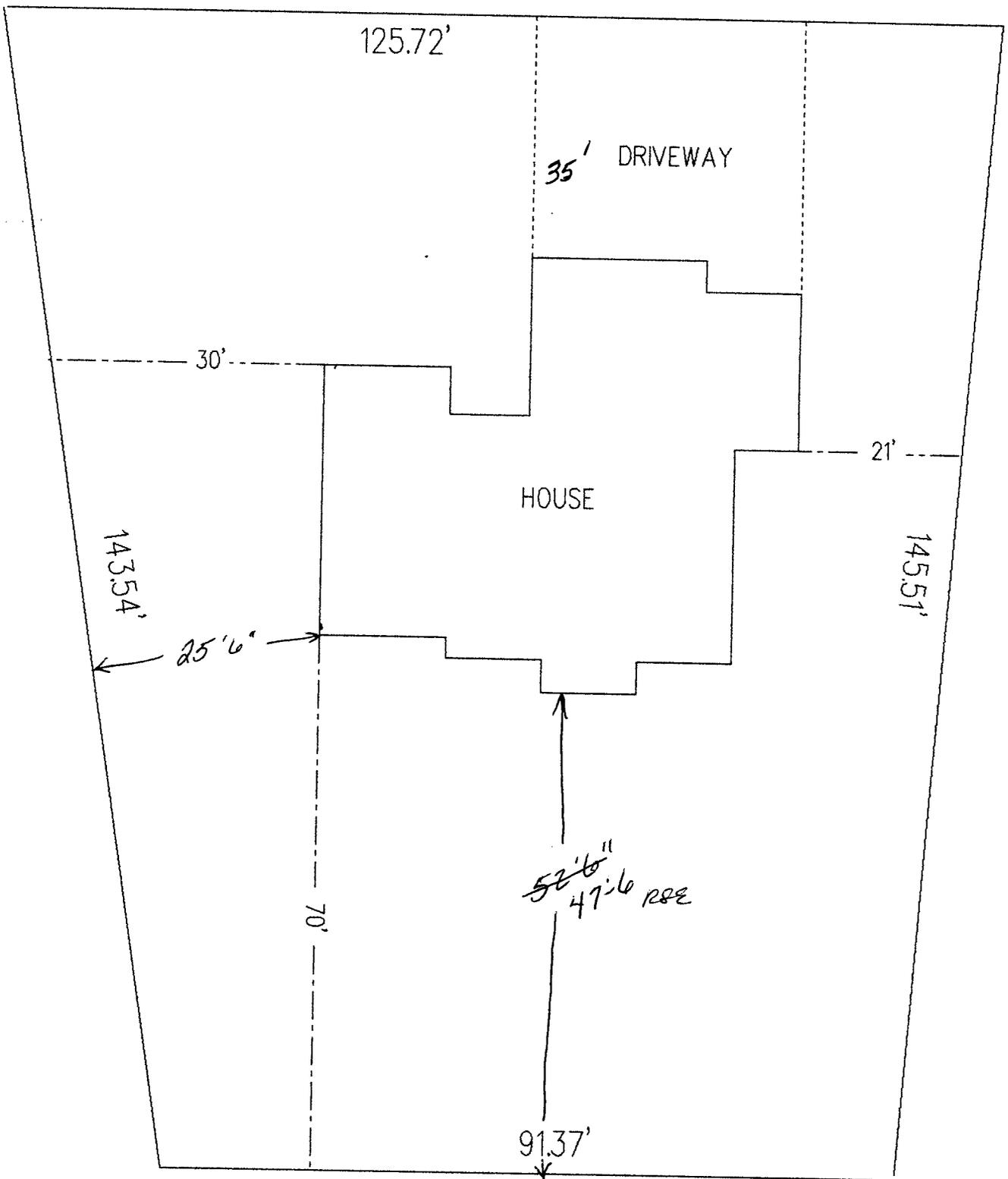
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10374

Utility Accounting [Signature] Date 7/14/97

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)

REDCLIFF CIRCLE
FILING 5, BLOCK 2, LOT 18



ACCEPTED *Bonnie 7/16/97*
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.

DRIVEWAY LOCATION O.K.
K. Ashbeck 7/11/97