

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



BLDG PERMIT NO. 61011

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2161 REDCLIFF CIRCLE TAX SCHEDULE NO. 2941-351-18-002
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500 ±
 FILING 5 BLK 2 LOT 17 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER FRED & TERI WERNER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3117 PRICE DITCH RD. GRD. JCT. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 523-4304 USE OF EXISTING BLDGS NEW
 (2) APPLICANT MTN. HIGH ENTERPRISES DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS Box 1452 GRD. JCT. CO. SINGLE FAMILY RESIDENCE
 (2) TELEPHONE 243-9564

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 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____ CENSUS 1401 TRAFFIC 64 ANN# _____

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 David Hoffman Date 6.30.97
 Department Approval Marcia Habideaux Date 7-15-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10364
 Utility Accounting Asundrick Date 7-17-97

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)

WERNER RESIDENCE
ADDRESS

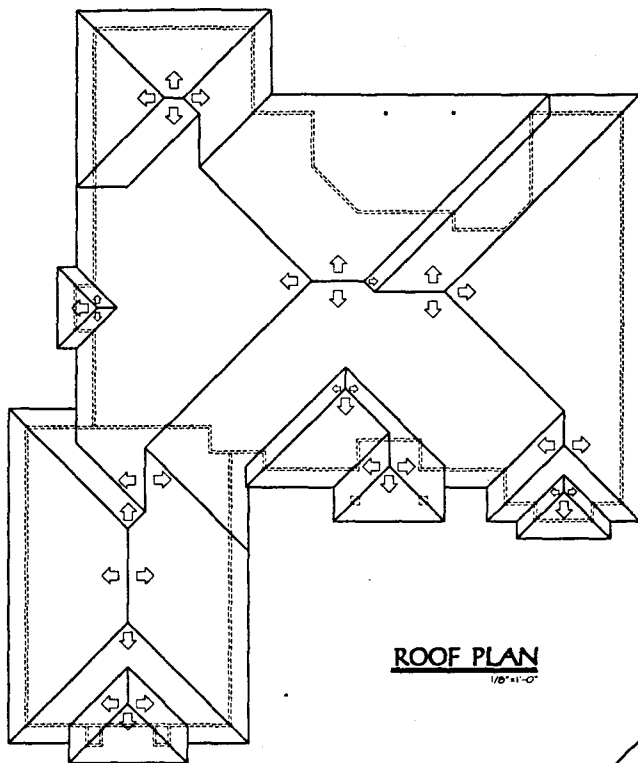


DRAWN BY:
D. THOMPSON & T. VALL

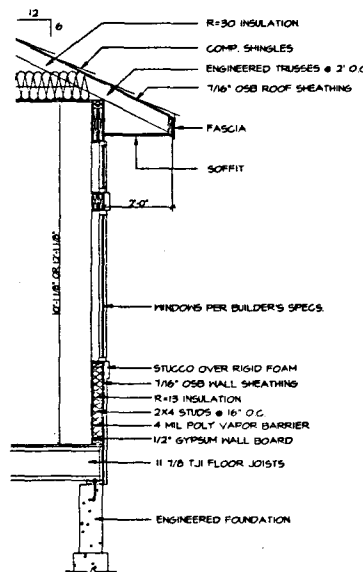
CHECKED BY:

SCALE:
AS NOTED
DATE:
6-7-97
SHEET NO.

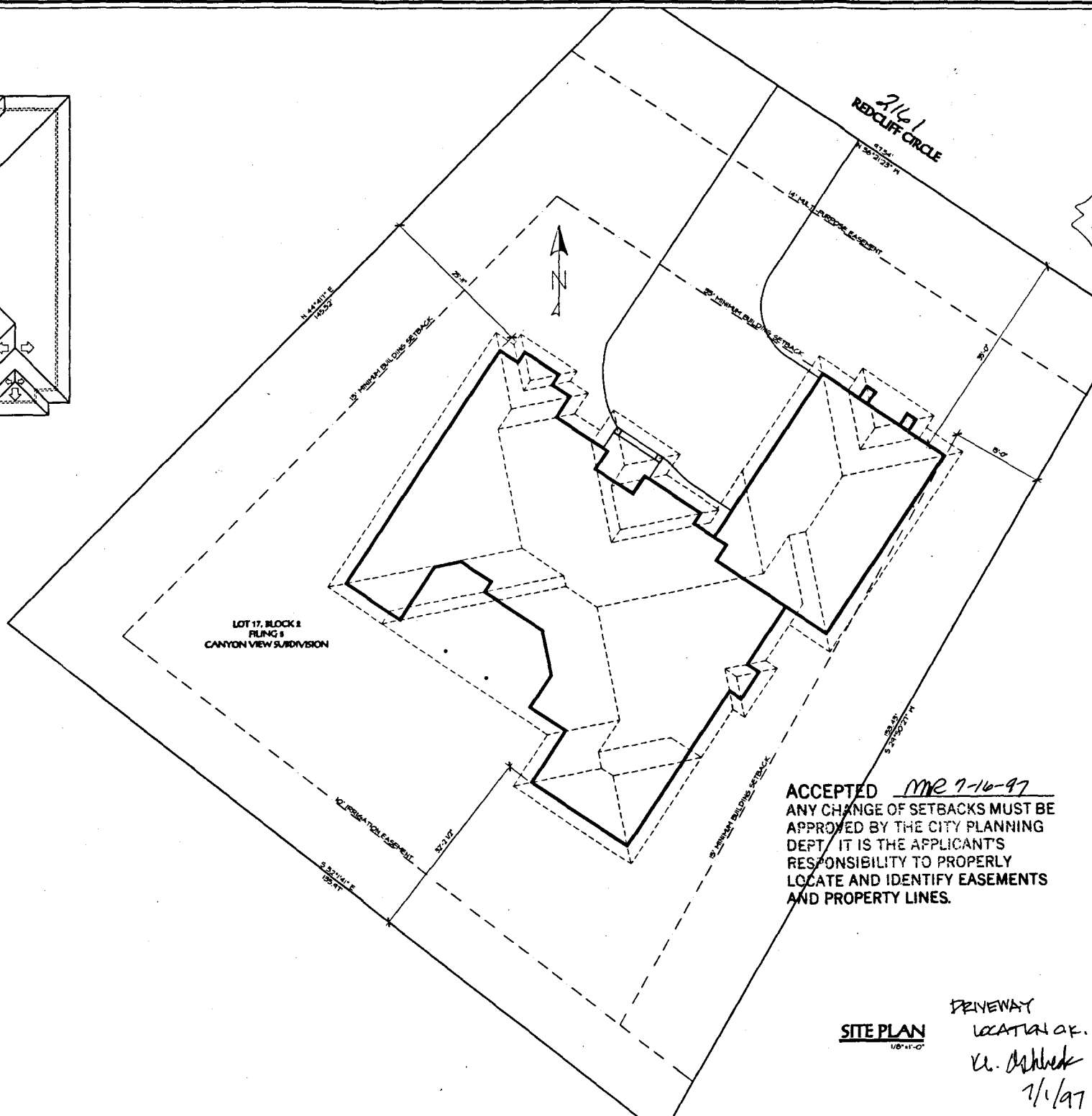
A-4



ROOF PLAN
1/8"=1'-0"



TYPICAL WALL SECTION
1/2"=1'-0"



LOT 17, BLOCK 2
RING 1
CANYON VIEW SUBDIVISION

ACCEPTED MR 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.

SITE PLAN
1/8"=1'-0"

DRIVEWAY
LOCATION OK.
K. [Signature]
7/1/97