

EEF \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 60830

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2167 Redcliff Cir. TAX SCHEDULE NO. 2947-351-17-001
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2146
 FILING 5 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) none
 (1) OWNER Keith Davidson NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 383 W. Valley Circle
 (1) TELEPHONE 241-6369 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT J P White Const USE OF EXISTING BLDGS single family residence
 (2) ADDRESS 3061 Avalon Dr DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-5067 single family residence

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 Darlene White Date 6-17-97
 Department Approval Marcia Babidemp Date 7-7-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #10323
 Utility Accounting Chaudron Date 7-7-97

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)

ACCEPTED MR 7-7-97
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.

