

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 63420

Total 302.00

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

✓

2169
 BLDG ADDRESS 2174 Redcliff Circle TAX SCHEDULE NO. 2947-352-20-001

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2212⁷

FILING ~~6~~ BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) Ø

(1) OWNER Keith & Laura Davidson NO. OF DWELLING UNITS BEFORE: Ø AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 383 W. Valley Cir. G.J. 81503

(1) TELEPHONE 263-4211 NO. OF BLDGS ON PARCEL BEFORE: Ø AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Daniel R. Gearhart USE OF EXISTING BLDGS Ø

(2) ADDRESS 2320 - E 1/2 Rd. G.J. CO. 81503 DESCRIPTION OF WORK AND INTENDED USE: New SF

(2) TELEPHONE 244-8975 or 250-0822 Residence w/ 3 car attached garage

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 30' 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 W4 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 Daniel R. Gearhart Date 12-23-97

Department Approval Bonnie Edwards Date 12-29-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10787

Utility Accounting D. Adams Date 12-30-97

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)

