

FEE \$ 10.00  
 TCP \$ 0.00  
 SIF \$ 292.00



BLDG PERMIT NO. 422094

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2170 Redcliff Circle TAX SCHEDULE NO. 2947-351-19-033 352.20-002  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2137  
 FILING B BLK B LOT 2 SQ. FT. OF EXISTING BLDG(S) NO  
 (1) OWNER Dave & Barbara Hannah NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 919 N. 19th St. #24  
 (1) TELEPHONE (719) 633-3960 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO  
 (2) ADDRESS 556 25 Road DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 248-9708 SFR

**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' 30" from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS 401 TRAFFIC 04 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 Bob & Barbara Boden Date 10-30-97  
 Department Approval Antonio Castellano Date 10-30-97

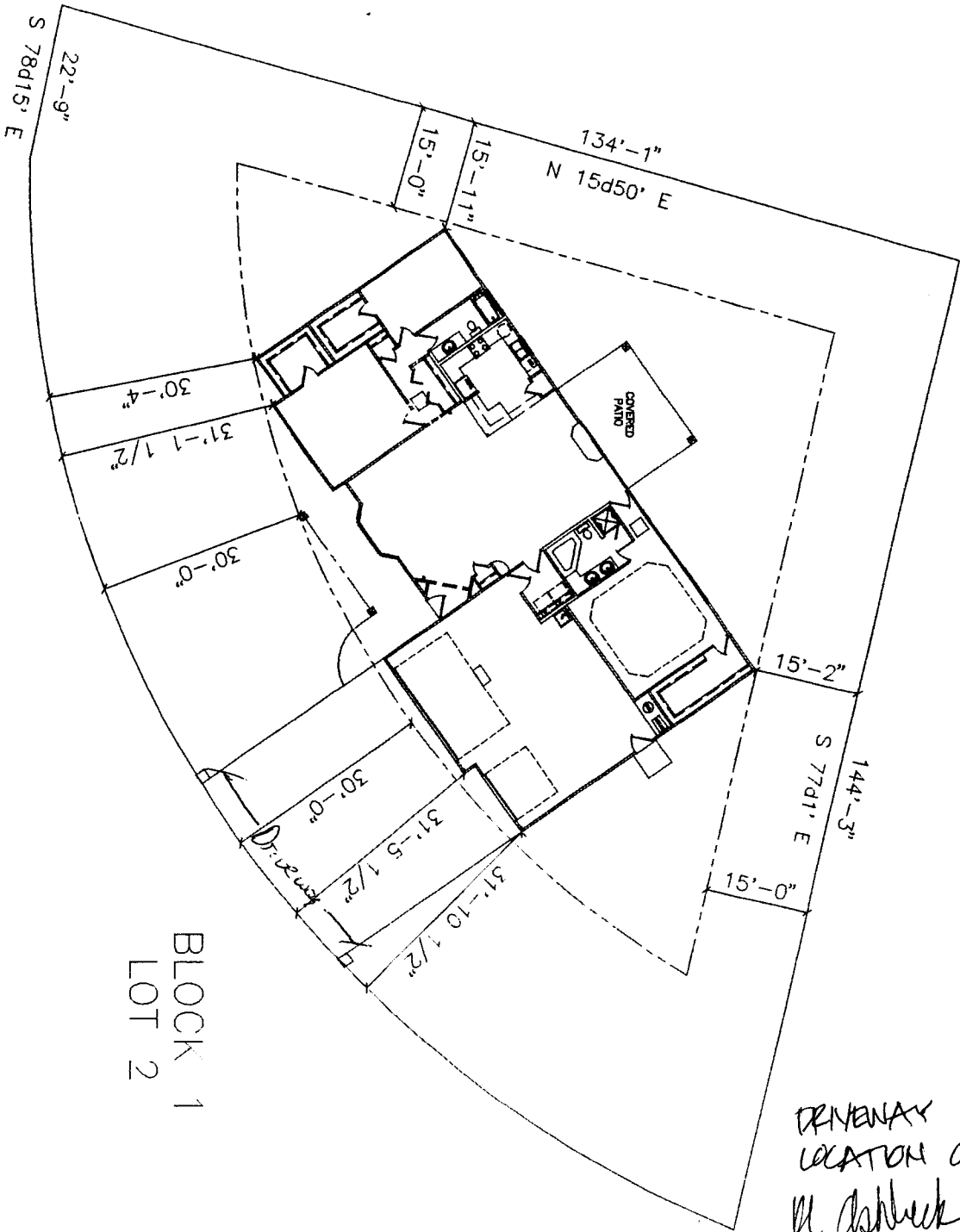
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 60470  
 Utility Accounting CM Cole Date 10/30/97

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)

ACCEPTED SLC 10-30-97  
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.

APPROVED



BLOCK 1  
LOT 2

DRIVEWAY  
LOCATION OK.  
M. Ashbeck 10/29/97

2110-2112-2114