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BLDG PERMIT NO. 61091

SIF 292 -

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 338 Redcliff Ct TAX SCHEDULE NO. 2977-351-19-006
 SUBDIVISION CanyonView F1 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2978
 FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Castle Home Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 550 25 Rd
 (1) TELEPHONE 248 9708 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Castle Home Inc USE OF EXISTING BLDGS N/A
 (2) ADDRESS 550 25 Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 2489708 SFR

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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' from PL Rear 30' from PL Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 1401 TRAFFIC ZONE 64

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 Melanie D. Hody Date 7/7/97
 Department Approval Senta J. Costello Date 7/10/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10339

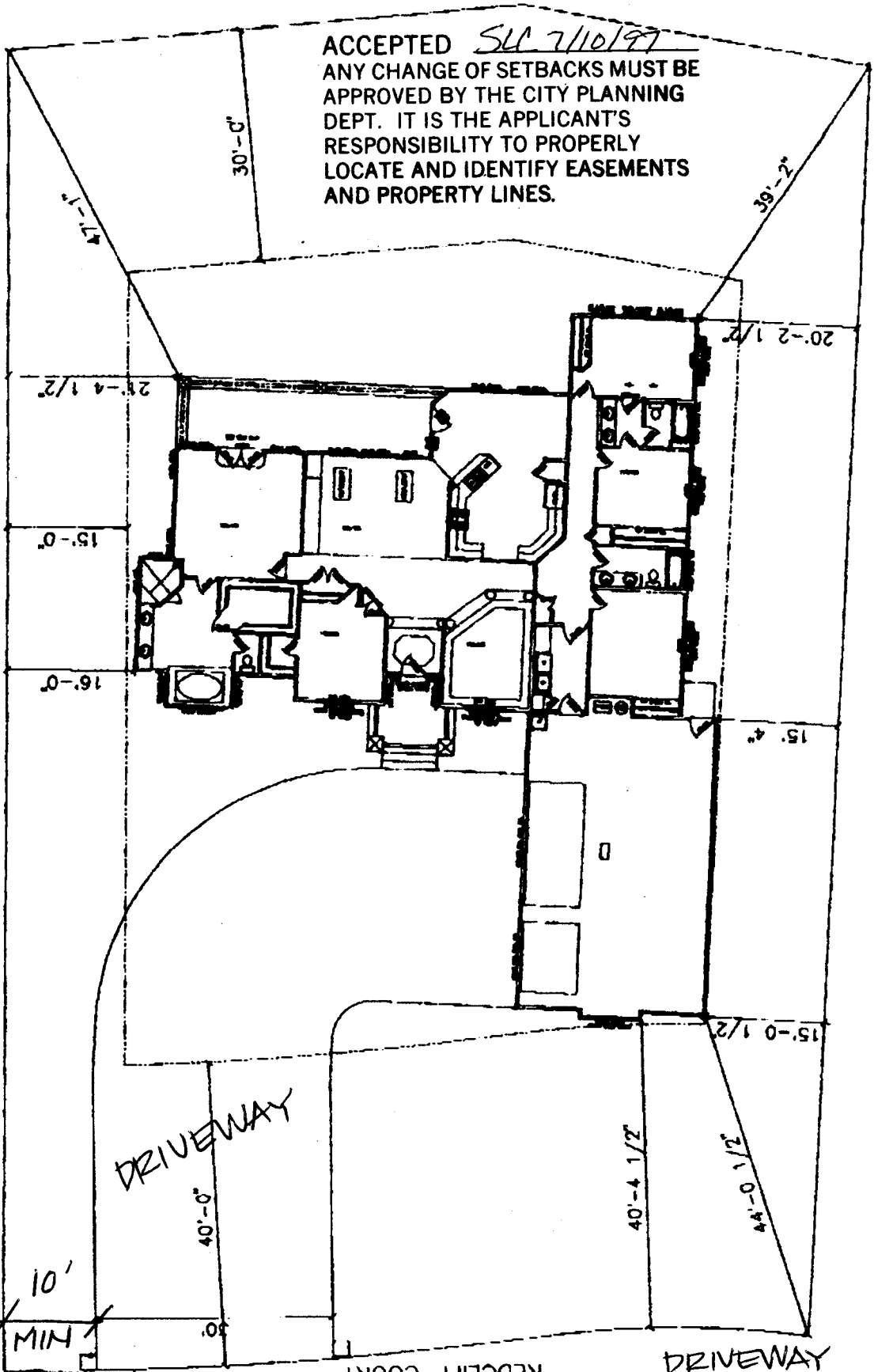
Utility Accounting addendum Date 7-10-97

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)

BLOCK 2
LOT 6

ACCEPTED *SLC 7/10/97*
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.



PLOT PLAN

DRIVEWAY
LOCATION O.K.
ll Ashbeck
7/9/97

REDCLIFF COURT