

FEE \$	10-
TCP \$	0
SIF \$	292-



BLDG PERMIT NO. 63909

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2148 REDCLIFF CIRCLE TAX SCHEDULE NO. 2947-352-19-033
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1904
 FILING 6 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER BUZZ TERRY BINDER NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2148 REDCLIFF CIRCLE NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 303-420-3810 USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT
 (2) ADDRESS _____ SINGLE FAMILY RESIDENCE
 (2) TELEPHONE _____

PAID
2-9-1998
CMC

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't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____
 CENSUS 140 TRAFFIC 64 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 Buzz Binder Date 2-4-98

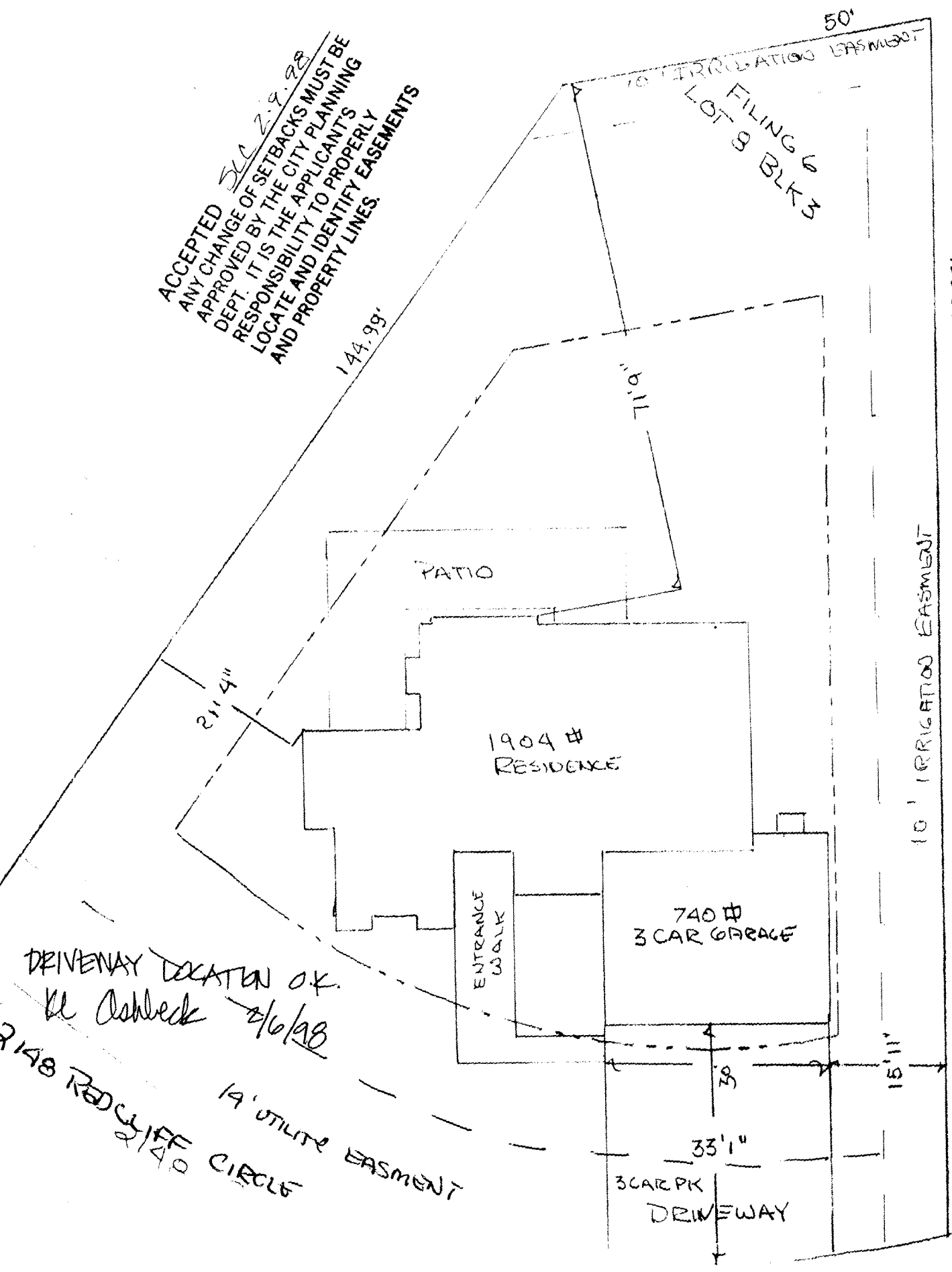
Department Approval Antonia Costello Date 2-9-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10929
 Utility Accounting CMC Date 2/9/98

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 5/20/28
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVENAY LOCATION OK.
Kl Ashbeck 2/6/98

2148 REDCLIFF CIRCLE
2/4/0
19' UTILITY EASEMENT