

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 63381

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2158 Redcliff Cir TAX SCHEDULE NO. 2947-352-00-059

SUBDIVISION CANYON VIEW Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100

FILING 6 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Don Hickman NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2641 Chestnut

(1) TELEPHONE 241 1050 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Concept Builder LLC USE OF EXISTING BLDGS ~~New Home~~

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
New Home

(2) TELEPHONE _____

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)
or _____ from center of ROW, whichever is greater

Side 15' interior from PL Rear 25' from PL

Maximum Height _____

Parking Req'mt 2

Special Conditions Cannot build in easements

CENSUS H01 TRAFFIC U4 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 Don Hickman Date 3/20/98

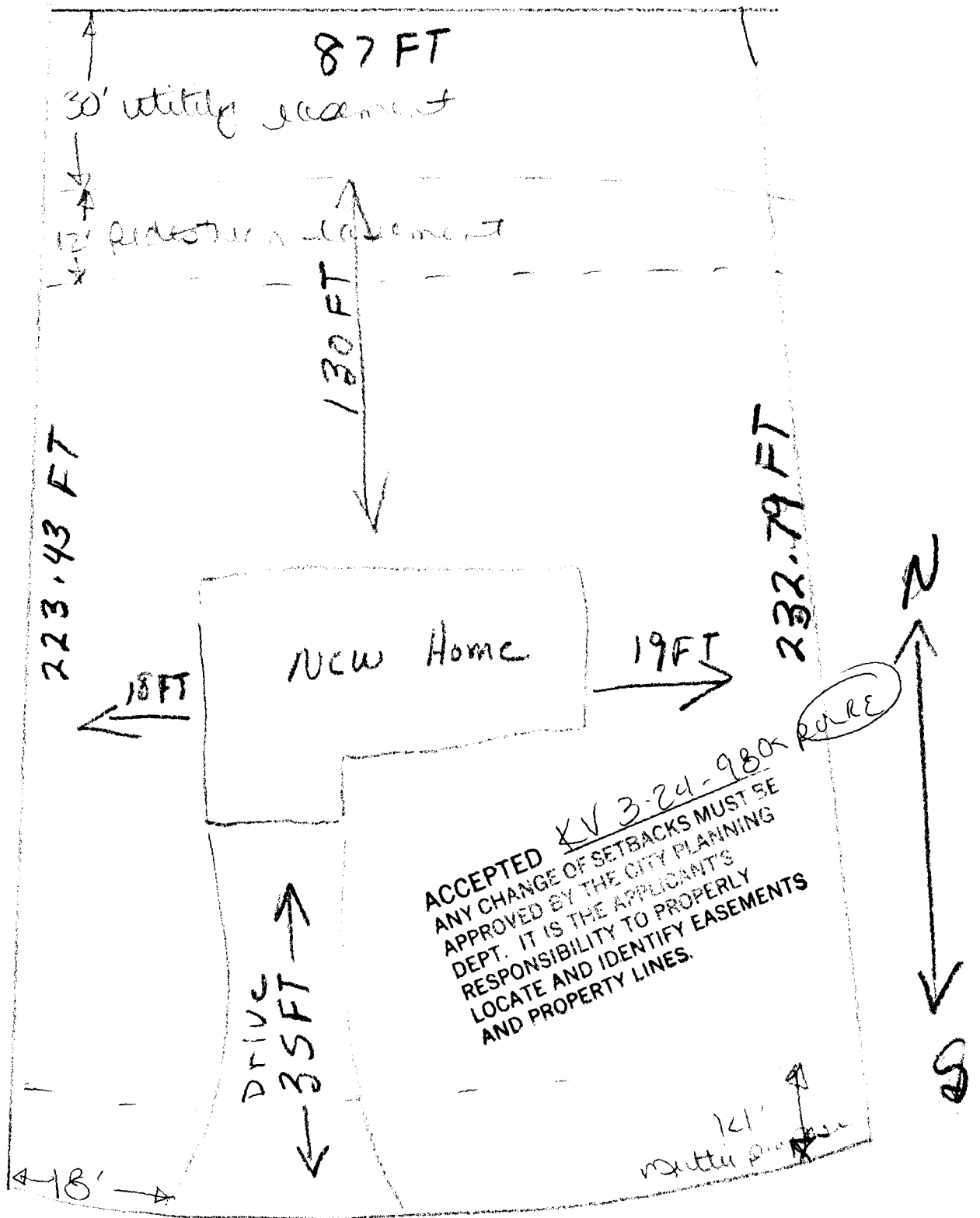
Department Approval [Signature] Date 3/24/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11090

Utility Accounting [Signature] Date 3/24/98

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)



Red Cliff Circle

DRIVEWAY LOCATED
 OK.
 W. Adkins
 3/23/98