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BLDG PERMIT NO. 65094

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2166 Redcliff Cir TAX SCHEDULE NO. 2947-351-17-001
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 650
 FILING 5 BLK 10 LOT 3 SQ. FT. OF EXISTING BLDG(S) 2300
 (1) OWNER Allen Lewis NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2166 Redcliff
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Radcliff Custom Home USE OF EXISTING BLDGS of
 (2) ADDRESS 609 1/2 meander DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 756-1038 porch + shed

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'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 1401 TRAFFIC 64 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 [Signature] Date 5-6-98
 Department Approval [Signature] Date 5-6-98

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

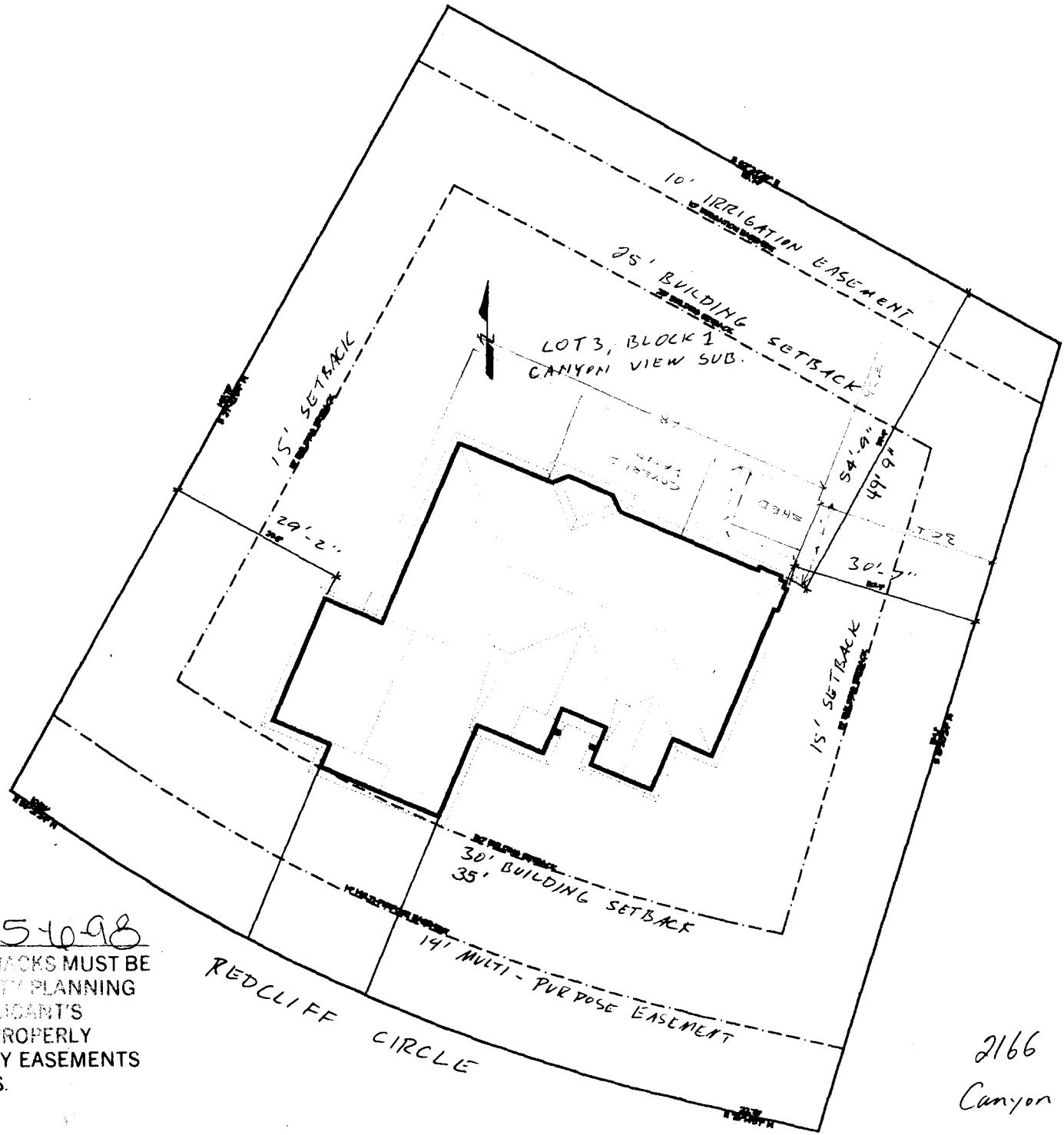
Utility Accounting [Signature] Date 5/6/98

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)

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STANDARD SETBACKS
AND EASEMENTS
SHOULD BE
LOCATED BY
THE APPLICANT
AND IDENTIFIED
ON THE PLANS.
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ACCEPTED XV 54098
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.

2166 Redcliff Circle
Canyon View Subdivision