

FEE \$	5 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 05805

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2147 Redcliff Circle TAX SCHEDULE NO. 2947-351-19-029
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION Demo
 FILING 5 BLK B2 LOT 215 SQ. FT. OF EXISTING BLDG(S) 2144
 (1) OWNER Darlene White NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3061 Avalon Dr
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-5067
 (2) APPLICANT SAME/Merlin Zimm USE OF EXISTING BLDGS Dwelling
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Removal
 (2) TELEPHONE 260-0112 of encroaching bedrooms

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roproperty 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' from PL Rear 25' from PL
 Maximum Height _____
 Parking Req'mt _____
 Special Conditions (1) Demo must be completed by July 17, 1998
(2) A Planning Clearance and building permit must be obtained for any new construction.
 CENSUS _____ TRAFFIC _____ 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 Merlin Zimm Date 6-14-98
 Department Approval [Signature] Date 6-17-98

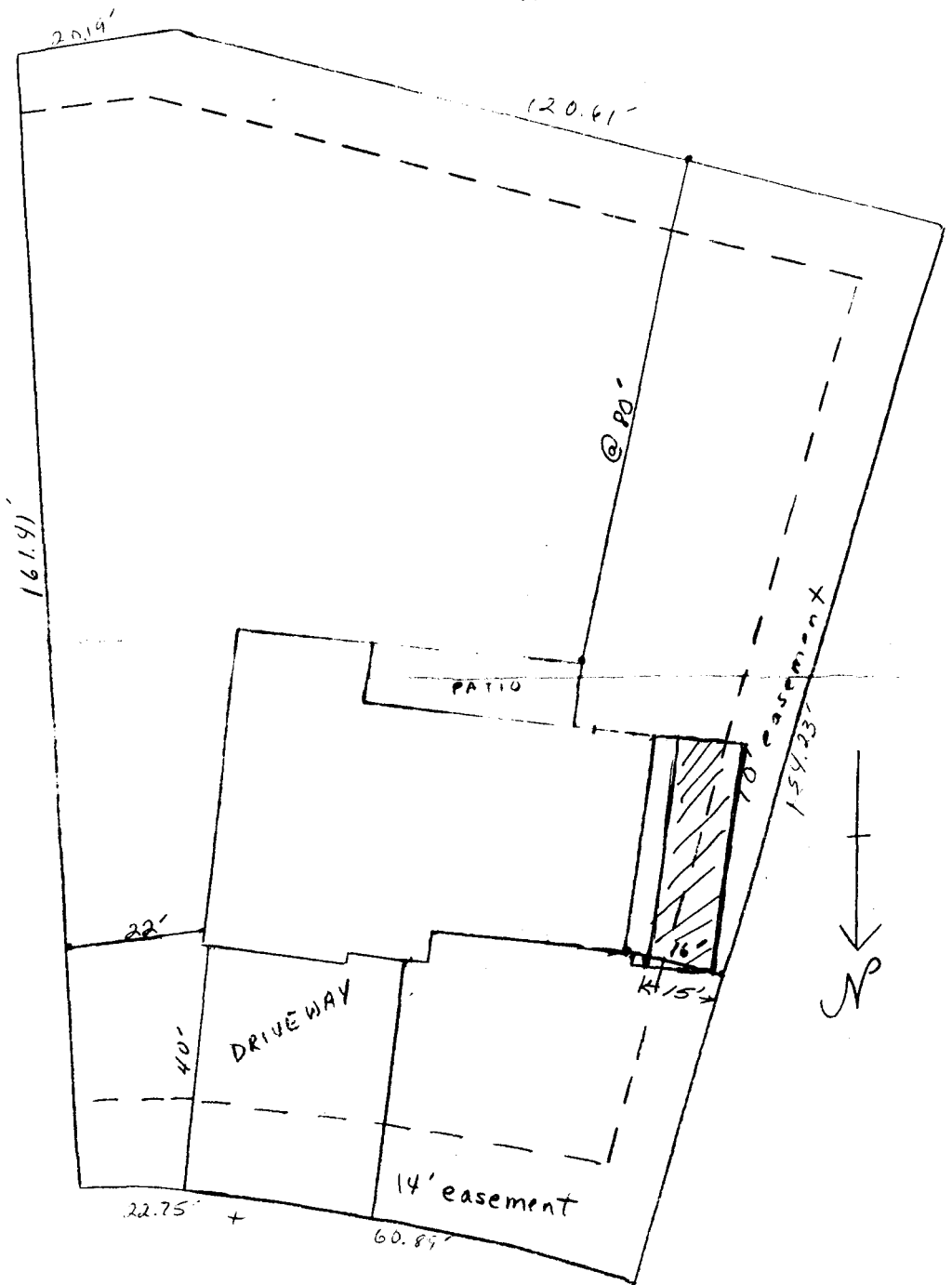
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting R. Raymond Date 6/18/98

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 SLC 6-18-98 per MTD
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.



PECS

CODE

B
R

H TO
LATION

Lot 15 Block 2
Canyon View Phase 5

2167 Redcliff Circle