

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 104991

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2177 REDCLIFF CIR.</u>	TAX SCHEDULE NO. <u>2947-351-19-015</u>
SUBDIVISION <u>CANYON VIEW</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1925</u>
FILING <u>5</u> BLK <u>2</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>ERIC PERRY + CRYSTEN BAER</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>472 SANTEE ST. GJ, CO</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>(970) 523-4207</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>E. PERRY CONST INC.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>SINGLE FAM.</u>
(2) ADDRESS <u>SAME</u>	
(2) TELEPHONE <u>"</u>	

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 <u>PR-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>30'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side 15' <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>1401</u> TRAFFIC <u>U4</u> 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 <u>[Signature]</u>	Date <u>4-27-98</u>
Department Approval <u>[Signature]</u>	Date <u>4-28-98</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>16232</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-28-98</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

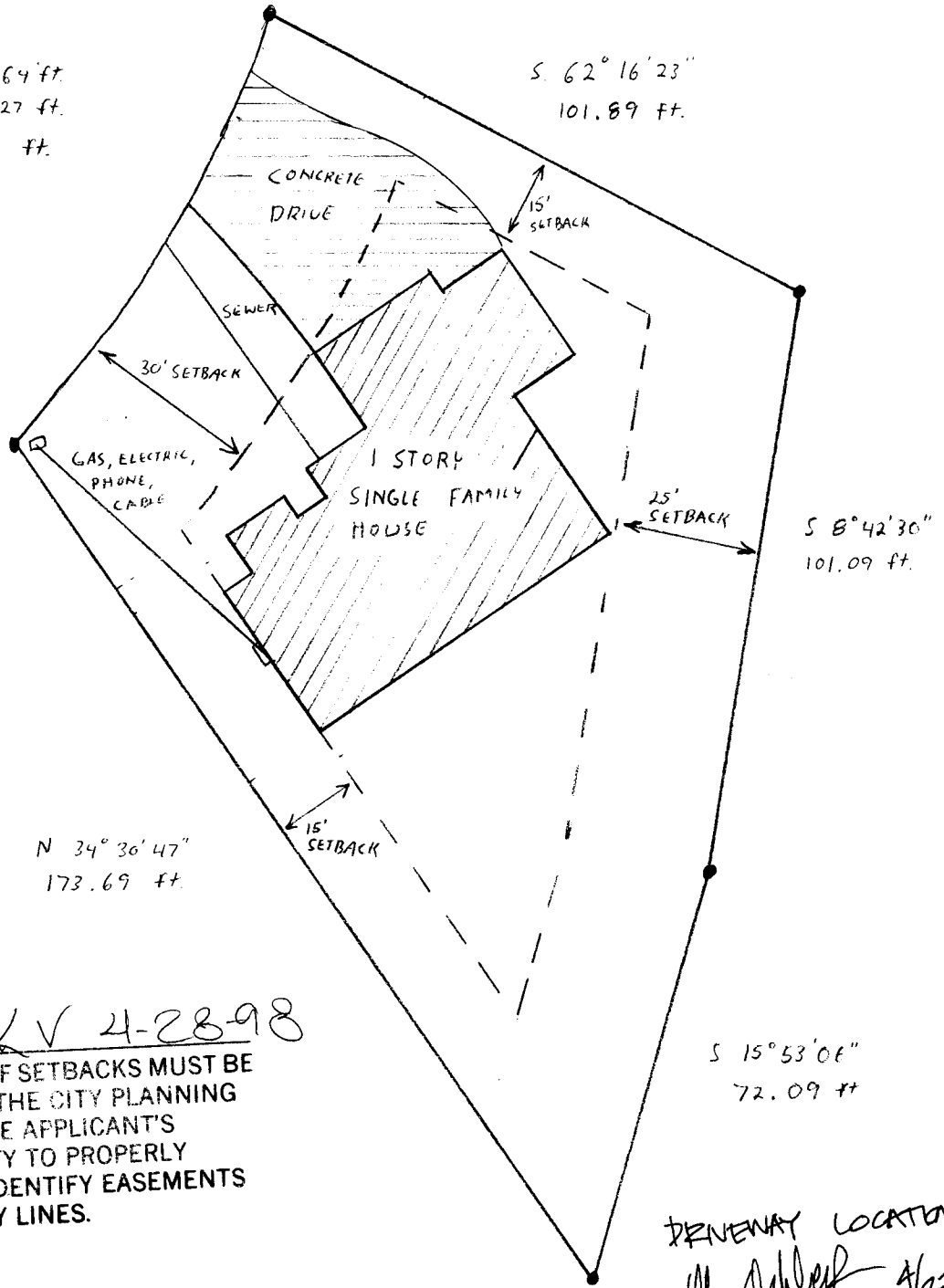
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Plot Plan For 2177 Redcliff Circle

Lot 1 Blk 2 Canyon View
Subdivision Phase V.



C 22
CORD L = 85.64 ft.
ARCH L = 86.27 ft.
RADIUS = 207 ft.



ACCEPTED XV 4-28-98
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.

DRENEWAY LOCATION O.K.
[Signature] 4/21/98