

FEE \$	\$10
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 05805

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2167 Redwood Cr. TAX SCHEDULE NO. 2947-351-141-029

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 272

FILING 5 BLK 2 LOT 15 SQ. FT. OF EXISTING BLDG(S) 2146

(1) OWNER J.P. White, Const / Parker, Utah NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3041 Austin Dr. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-5347 USE OF EXISTING BLDGS Dwelling

(2) APPLICANT June Merita Zinnel DESCRIPTION OF WORK AND INTENDED USE: 2 bedrooms

(2) ADDRESS _____ 1 bath

(2) TELEPHONE 243 0112

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 NO CHANGE from property line (PL) Parking Req't _____
or _____ from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Special Conditions _____

Maximum Height _____

CENSUS 1401 TRAFFIC 66 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 6-17-98

Department Approval [Signature] Date 6-22-98

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

Utility Accounting R. Raymond Date 6/22/98

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)

IMPROVEMENT LOCATION CERTIFICATE

2187 Redcliff Circle
GRAND JUNCTION
MESA COUNTY, COLORADO

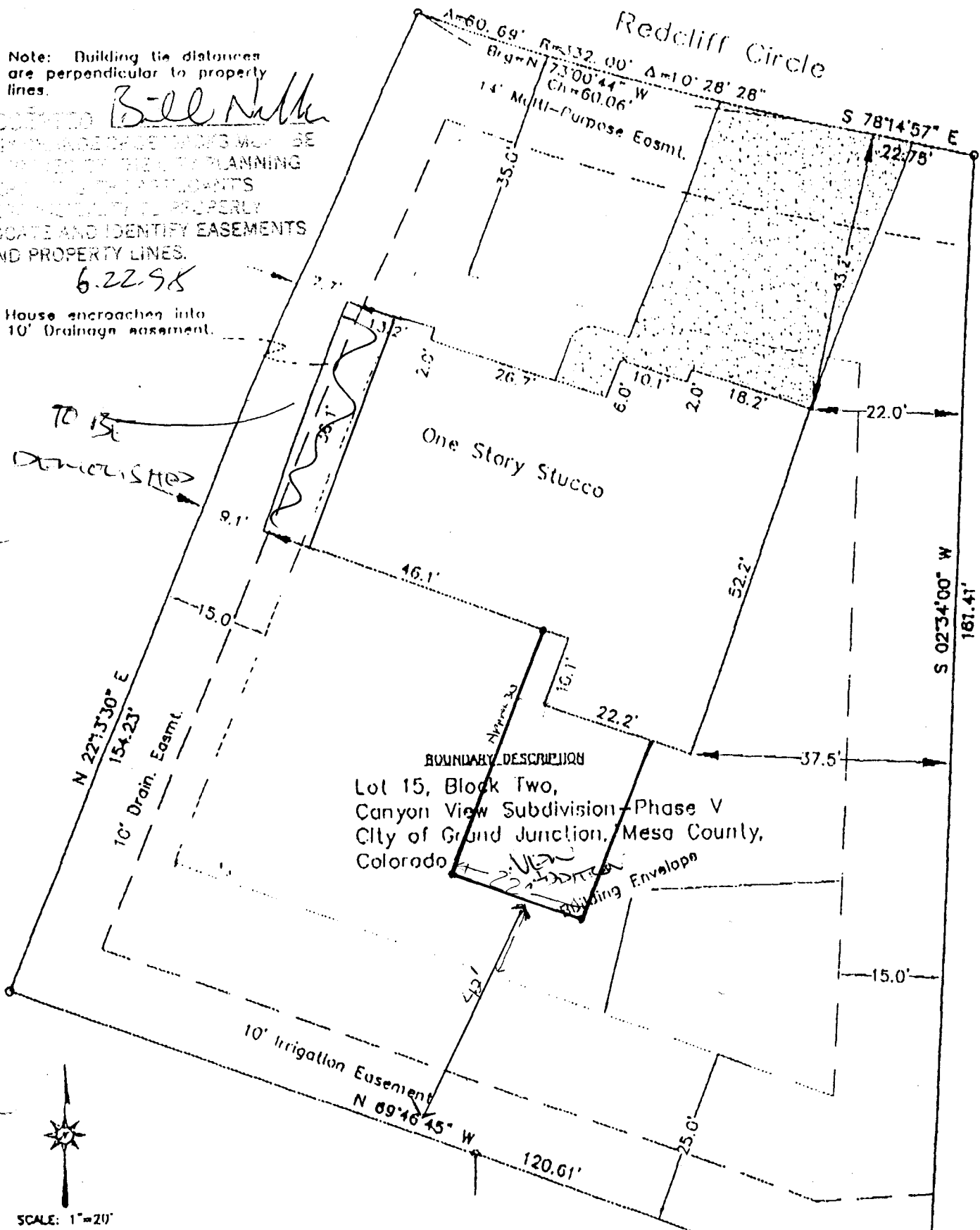
Note: Building tie distances are perpendicular to property lines.

Bill Nether
THE ABOVE DESCRIBED IMPROVEMENTS MAY BE APPROVED BY THE CITY PLANNING DEPARTMENT IF APPLICANTS DEMONSTRATE THE ABILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

6.22.98

House encroaches into 10' Drainage easement.

TO BE DEMOLISHED



BOUNDARY DESCRIPTION
Lot 15, Block Two,
Canyon View Subdivision - Phase V
City of Grand Junction, Mesa County,
Colorado

SCALE: 1"=20'