

FEE \$	10.00
TCP \$	—

BLDG PERMIT NO. 69745

SIF-292

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2145 Redcliff Circle TAX SCHEDULE NO. 2947-352-19745 20-010
G.S. Co. 81503
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,412 sq'
New
 FILING VI BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Kip & Judy Ravan NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2159 S Canyon View Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-242-0102 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Kip Ravan DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2159 S Canyon View New Construction of single family Residence.
 (2) TELEPHONE 970-242-0102

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 30' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENS. T. 1401 T.ZONE 1A 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 Kip Ravan Date 4/22/99
 Department Approval [Signature] Date 4-28-99

Additional water and/or sewer tap fee(s) are required. YES NO _____ W/O No. 12151
 Utility Accounting [Signature] Date 4-28-99

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)

