

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 69083

9A

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

BLDG ADDRESS 2163 Red Cliff Cir. TAX SCHEDULE NO. 2947-352-20-013

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2074

6 FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) NO

(1) OWNER Castle Homes, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2555 Fall Valley Av. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-9708 USE OF EXISTING BLDGS NO

(2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS Same

(2) TELEPHONE Same

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 30' 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 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Melanie D. Koch Date 3/11/99

Department Approval Ronnie Edwards Date 3/24/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12052

Utility Accounting Dolbi Overholt Date 3-24-99

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)

APPROVED

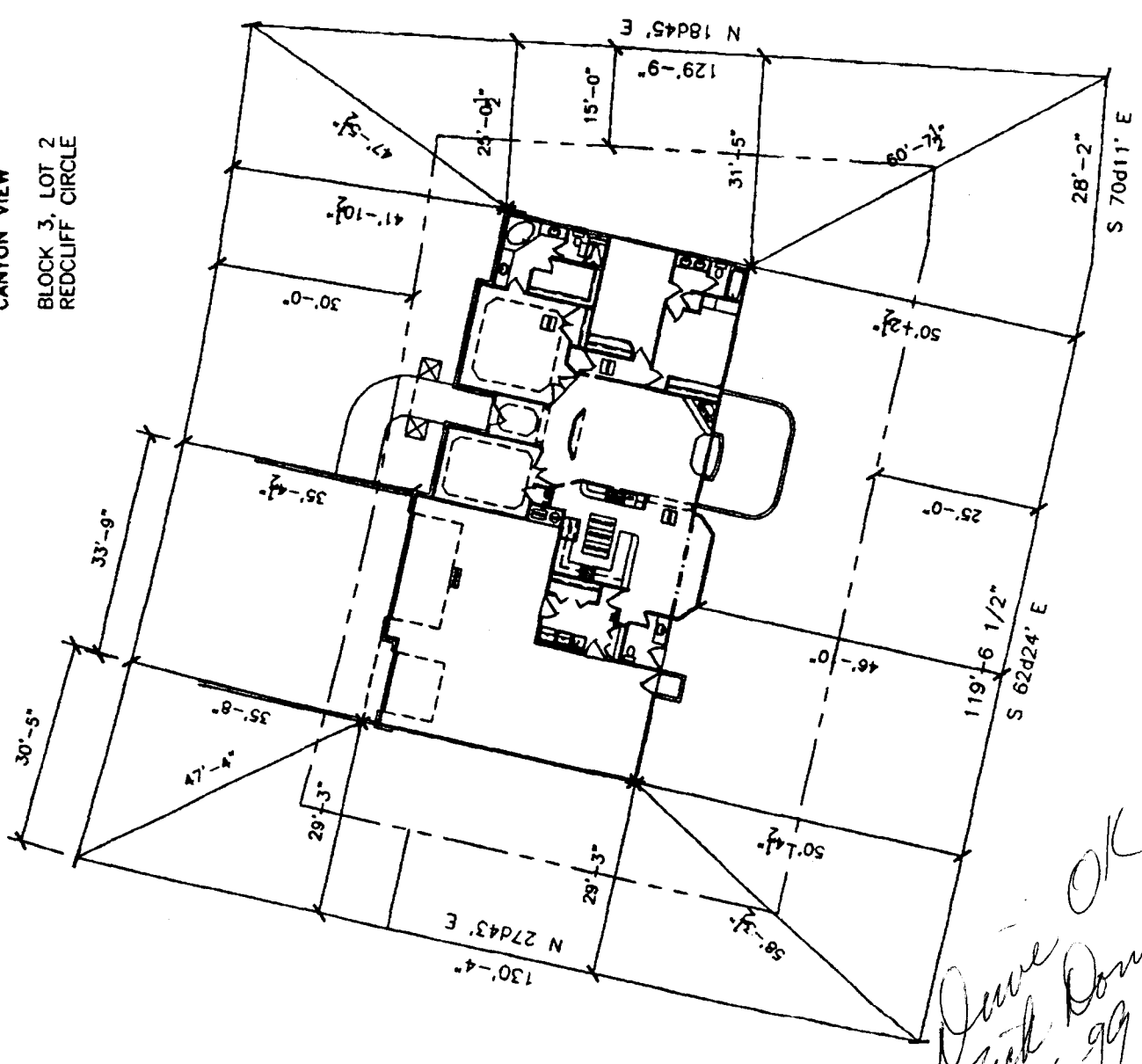
MAR 03 1999

BY:

ACCEPTED

James 3/24/99

CANYON VIEW
BLOCK 3, LOT 2
REDCLIFF CIRCLE



*Done OK
Rich Downs
3-16-99*

NOTES: THE ACCURACY OF THE SURVEY OR WORK IS GUARANTEED TO THE EXTENT OF THE PROFESSIONAL LIABILITY INSURANCE POLICY OF THE SURVEYOR.

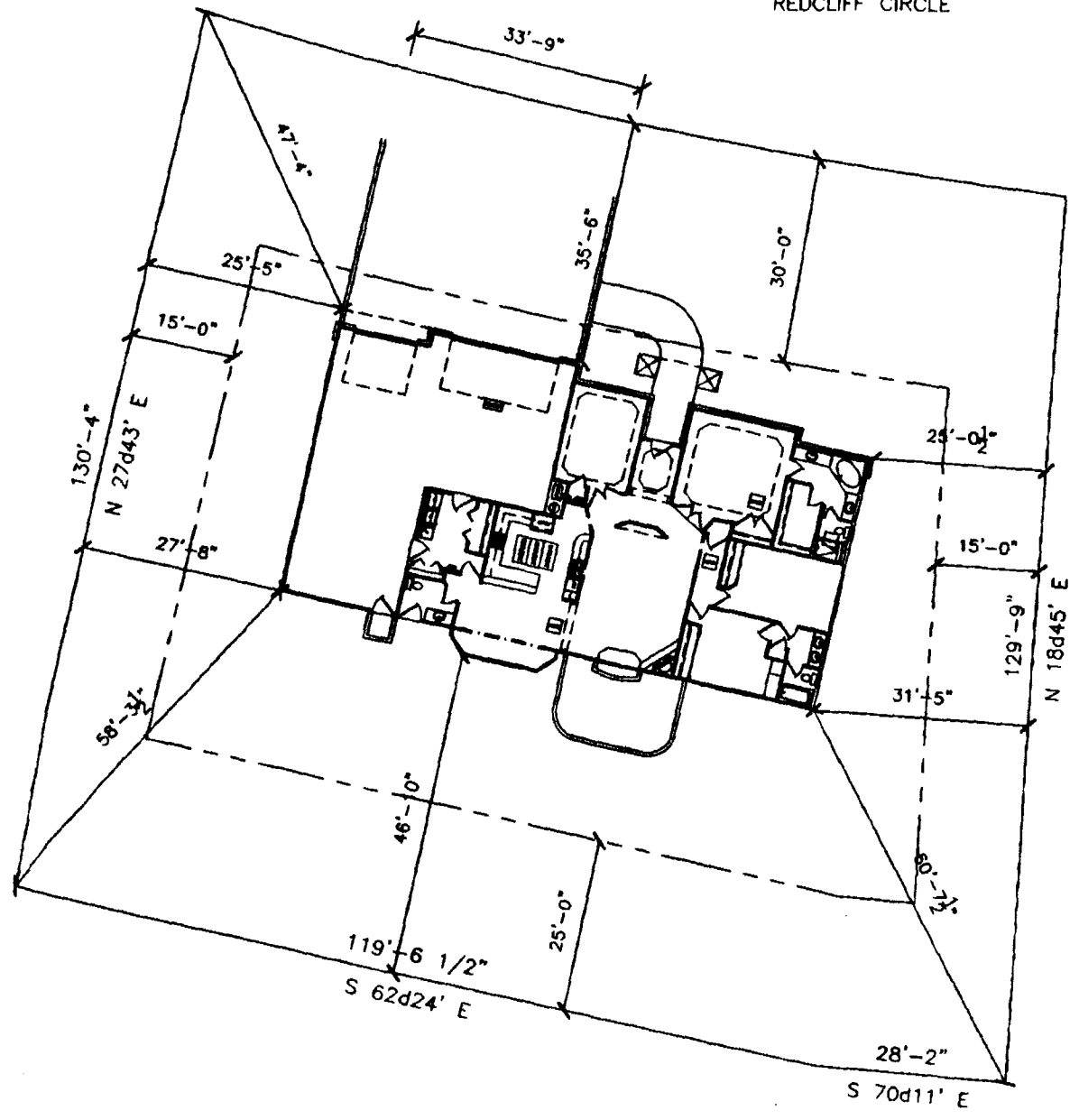
CANYON VIEW

BLOCK 3, LOT 2
REDCLIFF CIRCLE

APPROVED
BY: [Signature]
MAR 03 1999

MAR-26-99 12:35 AM

NOTICE:
IT IS THE RESPONSIBILITY OF THE OWNER OR OTHER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.



Amended
ACCEPTED SLC 3-25-99
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.

Revised 3/25-99