

FEE \$	10 00
TCP \$	1000 00
SIF \$	292 00

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

BLDG PERMIT NO. _____

Building Address 2135 Redcliff Cir
 Parcel No. 2947-352-21-006
 Subdivision Canyon View, Phase VI
 Filing U Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4350
 Sq. Ft. of Lot / Parcel 75,689
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 9798.5

OWNER INFORMATION:

Name Terri A Binder
 Address 2441 Bella Pago Dr
 City / State / Zip GT, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Austin + Augusta
 Address 2441 Bella Pago Dr
 City / State / Zip GT, CO 81503
 Telephone 970-243-1985

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 PD Maximum coverage of lot by structures 30%
 SETBACKS: Front 35' from property line (PL) Permanent Foundation Required: YES NO
 Side 20' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District A Driveway Location Approval M
 (Engineer's Initials)

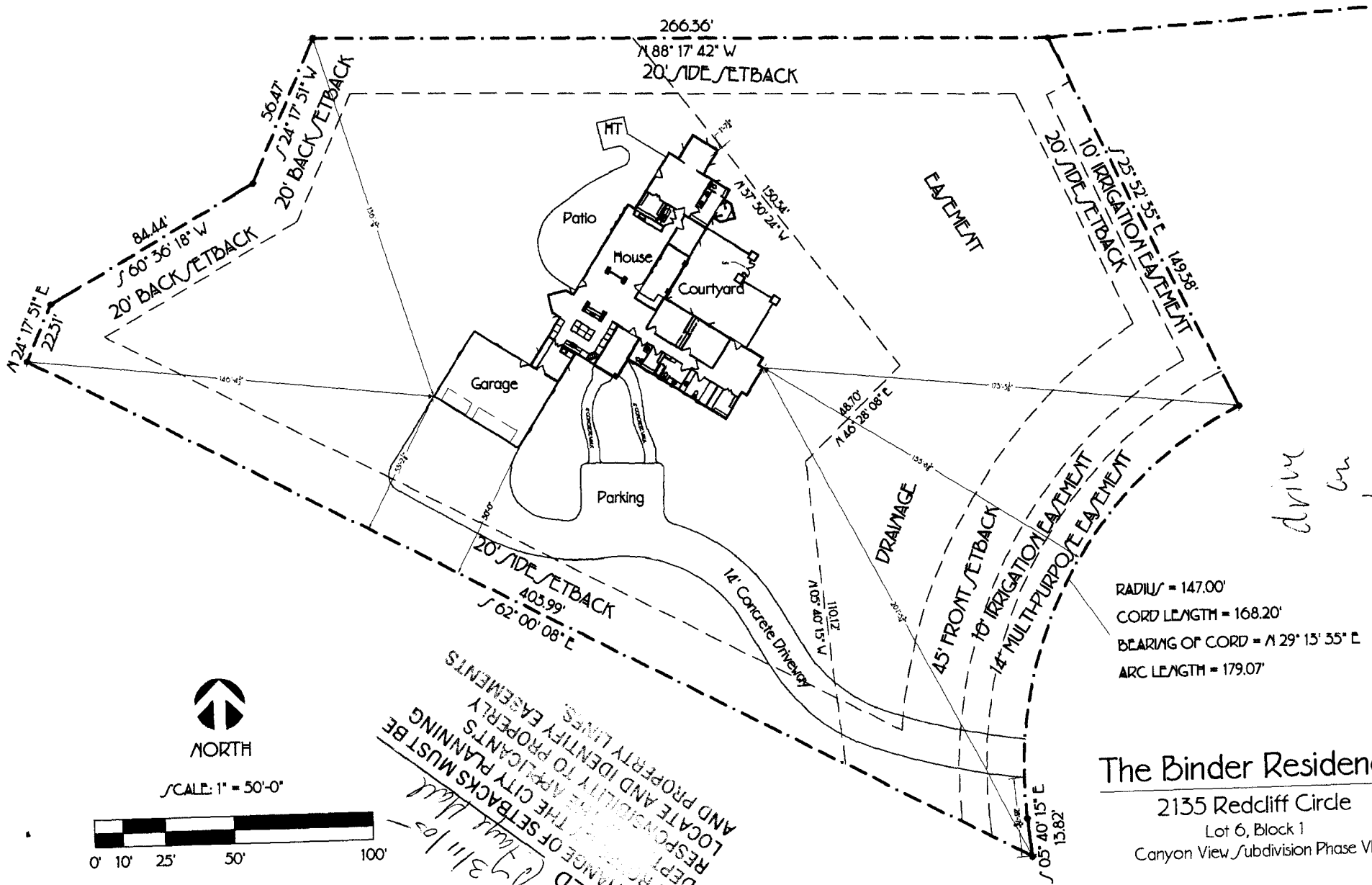
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 3-11-05
 Department Approval NA [Signature] Date 3/11/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17961
 Utility Accounting [Signature] Date 3/11/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



*drive
 on
 on
 3/7/05*

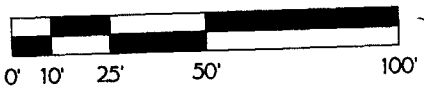
RADIUS = 147.00'
 CORD LENGTH = 168.20'
 BEARING OF CORD = N 29° 13' 55" E
 ARC LENGTH = 179.07'

The Binder Residence

2135 Redcliff Circle
 Lot 6, Block 1
 Canyon View Subdivision Phase VI



SCALE: 1" = 50'-0"



Accepted
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. AND IDENTIFY PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.