

FEE \$ 10.00  
 TCP \$ 1000.00  
 SIF \$ 292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2139 Redcliff Cir. No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2947-352-21-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2820  
 Subdivision Canyon View Sq. Ft. of Lot / Parcel 68,500  
 Filing 6 Block 1 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,080  
 Height of Proposed Structure 28'

**OWNER INFORMATION:**

Name Chip & Christine Morris  
 Address 2558 Janece Dr  
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name B+R Custom Homes  
 Address 2141 Redcliff Cir.  
 City / State / Zip GJ CO 81503  
 Telephone (970) 234-2222 (David Bagg)

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>45'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions <u>driveway xing of drainage esmt must comply with approved development plans</u>		
Voting District <u>A</u>	Driveway Location Approval <u>UM</u> (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 9-20-05  
 Department Approval [Signature] Date 9-21-05

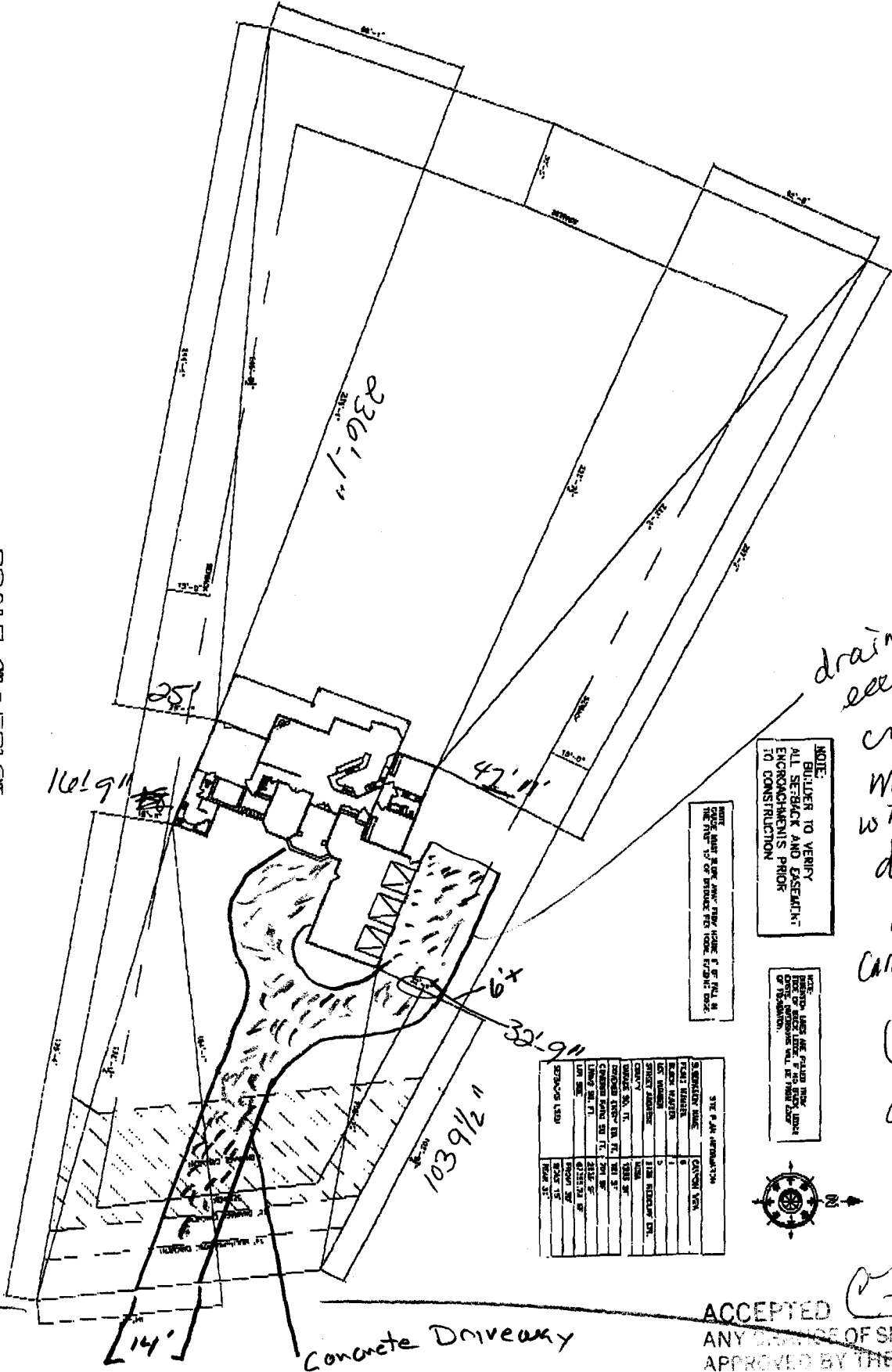
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18451</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>9/21/05</u>		

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)

NOTES:

1. SEE THE REQUIREMENTS OF THE EASEMENT ON COVER TO VERIFY ALL DETAILS.
2. THE EASEMENT IS A PERMANENT EASEMENT AND IS NOT SUBJECT TO REVERSION.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. EASEMENT IS TO BE SET BY THE CITY PLANNING DEPARTMENT AND ENGINEER.
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SCALE 1" = 50'-0"



NOTE: BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS PRIOR TO CONSTRUCTION

SEE SHEET 2 FOR THE PLAN AND THE PLAN IS TO BE SET BY THE CITY PLANNING DEPARTMENT AND ENGINEER.

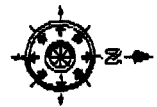
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SITE PLAN APPROVAL

REVISION	DATE	DESCRIPTION
1	09/19/05	ISSUED FOR PERMITS
2	09/19/05	ISSUED FOR PERMITS
3	09/19/05	ISSUED FOR PERMITS
4	09/19/05	ISSUED FOR PERMITS
5	09/19/05	ISSUED FOR PERMITS
6	09/19/05	ISSUED FOR PERMITS
7	09/19/05	ISSUED FOR PERMITS
8	09/19/05	ISSUED FOR PERMITS
9	09/19/05	ISSUED FOR PERMITS
10	09/19/05	ISSUED FOR PERMITS

drainage easement crossing must comply with approved development plans Canyon View Ph V

CA 9/20/05



ACCEPTED *Chay Hall* 9/29/05  
 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.

2139

Redcliff CIV