

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2135 Red Cliff Circle No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2947-352-21-006 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Canyon View Sq. Ft. of Lot / Parcel _____
 Filing _____ Block 1 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Terry Binder
 Address 2135 Red Cliff Circle
 City / State / Zip G.J. Colo. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Quality Pools
 Address 616 N. 1st.
 City / State / Zip G.J. Colo. 81501
 Telephone 260-4959

***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 <u>PD</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>35'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>20'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval _____ (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 David Conditto Date 7-6-05
 Department Approval Dayleen Henderson Date 7-6-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>D Overholt</u>	Date <u>7/6/05</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)

ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

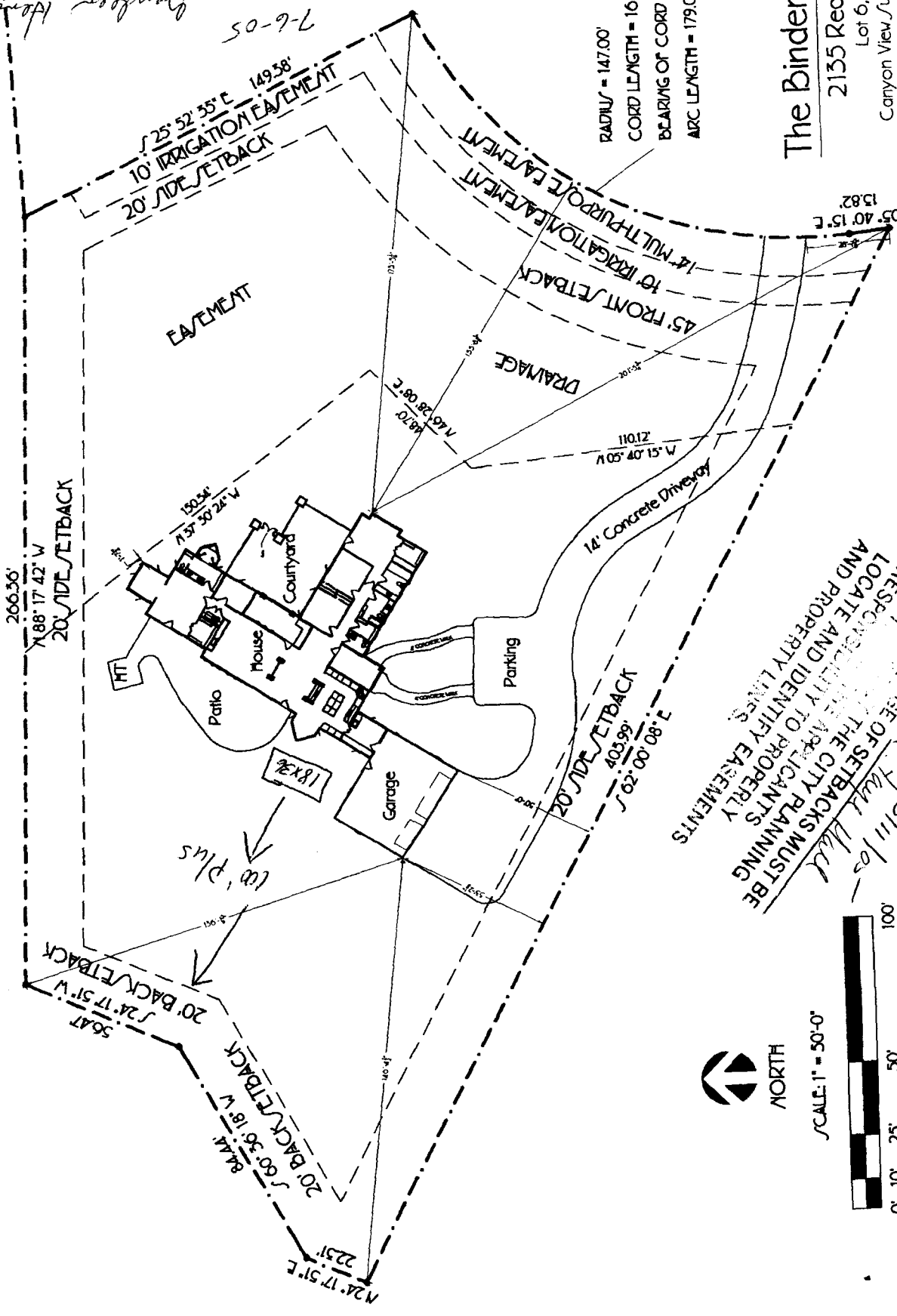
Paulson Henderson

7-6-05

3/7/05

dlw

RADIUS = 147.00'
 CORD LENGTH = 168.20'
 BEARING OF CORD = N 29° 15' 55" E
 ARC LENGTH = 179.07'



The Binder Residence

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

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Paul Hill

3/11/05



NORTH

SCALE: 1" = 50'-0"

