

FEE \$ 10.00  
TCP \$ —

BLDG PERMIT NO. 52880

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

*\*-do not have the lot tax schedule number yet*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS ~~377~~ <sup>371</sup> ~~2176~~ Lime Kiln W<sup>41</sup> TAX SCHEDULE NO. 2947-351-00-060\*

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800 New

FILING 2 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER David & Denise Bagg NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 644 Broken Spoke Rd

(1) TELEPHONE 241-2734 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT David Bagg USE OF EXISTING BLDGS 0

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Res

(2) TELEPHONE 241-2734

**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 40' from property line (PL) or 40' from center of ROW, whichever is greater Parking Req'mt 2

Side 15' & 5' from PL Rear 25' from PL Special Conditions #214-94-00 per PC approved setbacks - Must have ACC approval

Maximum Height \_\_\_\_\_ CENS.T. 14 T.ZONE 66L ANN#

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 *[Signature]* Date 6-1-95

Department Approval *[Signature]* Date 7-12-95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. W08457

Utility Accounting *[Signature]* Date 7-12-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

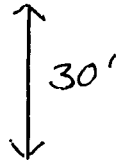
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

93.13

Lot 3  
Blk. 3

Lot 2  
Block 3

Lot 1  
Block 3



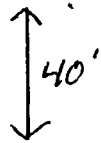
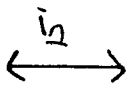
BAGG  
RESIDENCE



161.12



231.99



37/ Lime Kiln way

ACCEPTED KP 7/12/95  
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.