

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 105348

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2143 Redcliff Cr TAX SCHEDULE NO. 2947-351-19-033
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3434
 FILING 6 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Frank Frigetto NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 404 Rana Ct.
 (1) TELEPHONE 245-3869 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS Residence
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Construction new single family residence

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 45' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____ CENSUS 1401 TRAFFIC 64 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 5/26/98
 Department Approval [Signature] Date 5-27-98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11324
 Utility Accounting [Signature] Date 5-27-98

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

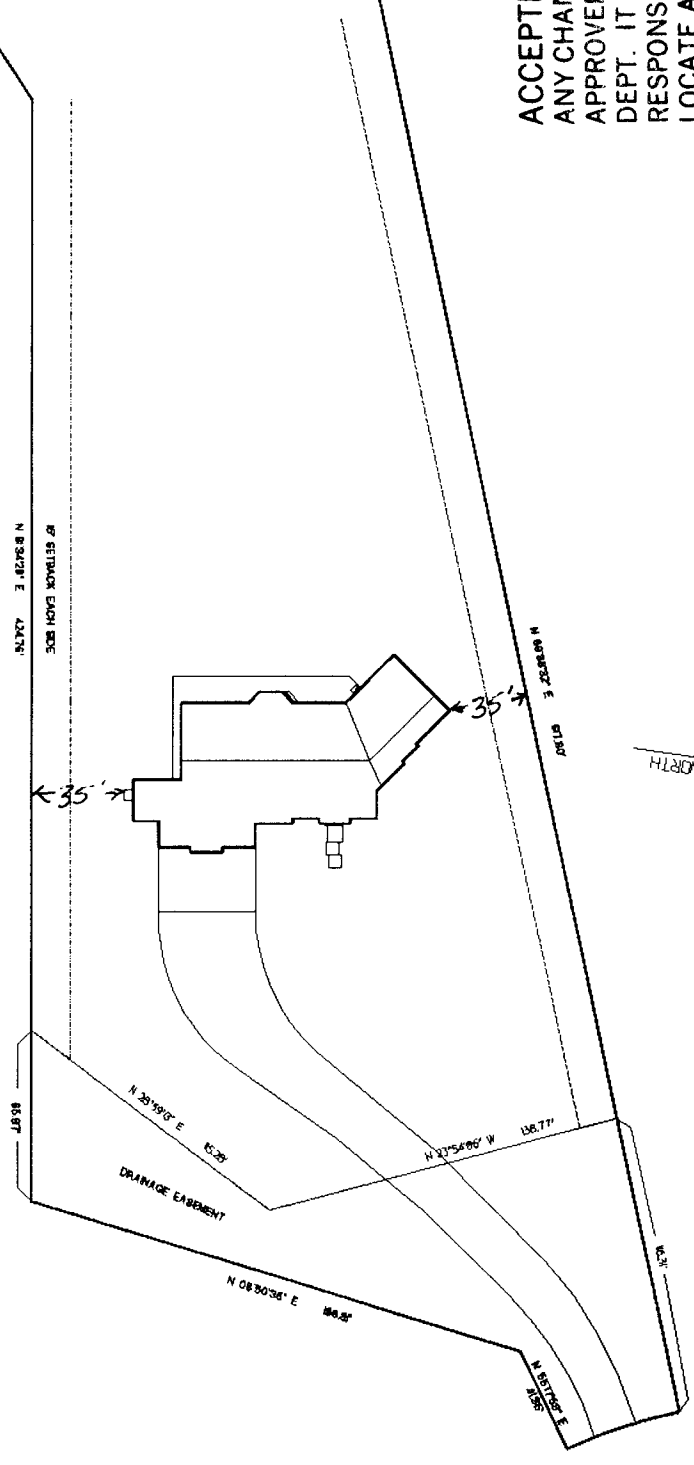
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLC 5-27-98
 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.

A PROPOSED RESIDENCE FOR FRANK & TRACY PRIGGETTO

CANYON VIEW SUBDIVISION PHASE VI
 BLOCK 1 LOT 2
 2.1728 ACRES
 243 Redditt Circle
 Grand Junction, CO 81503

SITE PLAN



GENERAL DESCRIPTION:

Living Space = 3434 Sq/Ft Type V Wood Frame
 Garage = 1448 Sq/Ft Type V Wood Frame
 Raised Floor, Stucco Exterior, Engineered Truss Roof

DRIVEWAY LOCATED O.F.

* CULVERT EQUIPPED PER THOMPSON ENGINEERS
 PLANS FOR FLOODS &
 IN Addressed 5/26/98