

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 66126

Call when ready

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

Y

BLDG ADDRESS 2146 Redcliff Cir TAX SCHEDULE NO. 2947-352-19-033  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300  
 FILING 6 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER DAVID Bagg NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 371 Lime Hill Ln  
 (1) TELEPHONE 241-2734 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS ~~As Is~~  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE Cell 261-2222\* New Res

**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 PH-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 35' 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 104 ANNEX# \_\_\_\_\_

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 7-14-98

Department Approval [Signature] Date 7-14-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11453

Utility Accounting [Signature] Date 7-14-98

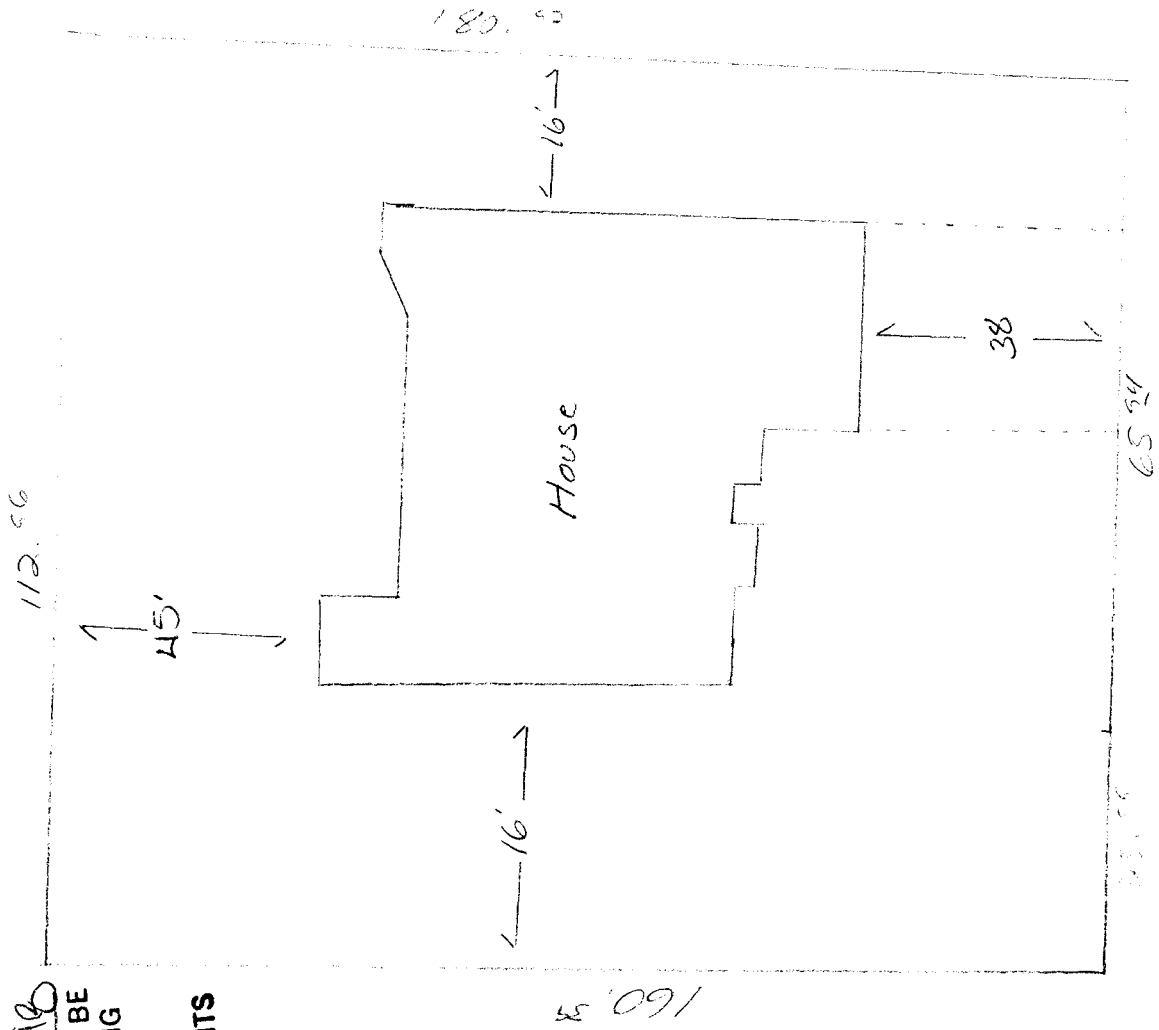
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

LOT 2 LK 2 Filing Co  
Canyon View Sub

B & B Custom Homes  
DAVE BAGG  
261-2333

DRIVEWAY LOCATION O.K.  
LK Bagwell  
7/14/98



XV 7-14-98  
ACCEPTED  
ANY CHANGES OR REWORKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

2146 Redcliff Cir