

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 04130

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2155 Redcliff Cr. TAX SCHEDULE NO. 2947-352-19-003

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2350

FILING 6 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER DAVID BAGGA NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 371 Lime Kiln Way NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2734 USE OF EXISTING BLDGS Res

(2) APPLICANT Sam DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ Res 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 PR 2 Maximum coverage of lot by structures _____

SETBACKS: Front 33' 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 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 2-27-98

Department Approval [Signature] Date 2-27-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11033

Utility Accounting [Signature] Date 2/27/98

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)

N08°50'35"E 196.81'

IRRIGATION

N08°50'35"E 96.58'

EASEMENT

116.31'
N68°51'00"W

10' IRRIGATION EASEMENT

ACCEPTED *5/11/27/98*
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.

PERMANENT DEPARTMENT OF
W. D. [Signature] 2/12/98

SEE
AT L

143.54'
S21°41'50"W

