

FEE \$	10
TCP \$	0
SIF \$	292

EX



BLDG PERMIT NO. 72263

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 7141 Redcliff Cir TAX SCHEDULE NO. 2947-352 - 21-004
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3600
 FILING 60 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER DAVID Begg NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Same
 (1) TELEPHONE 261-2222 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS ~~None~~ ~~Res~~
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE Same 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 PR 2 Maximum coverage of lot by structures _____
 SETBACKS: Front 30' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' 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 10-1-99
 Department Approval [Signature] Date 10-1-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12607

Utility Accounting [Signature] Date 10-1-99

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

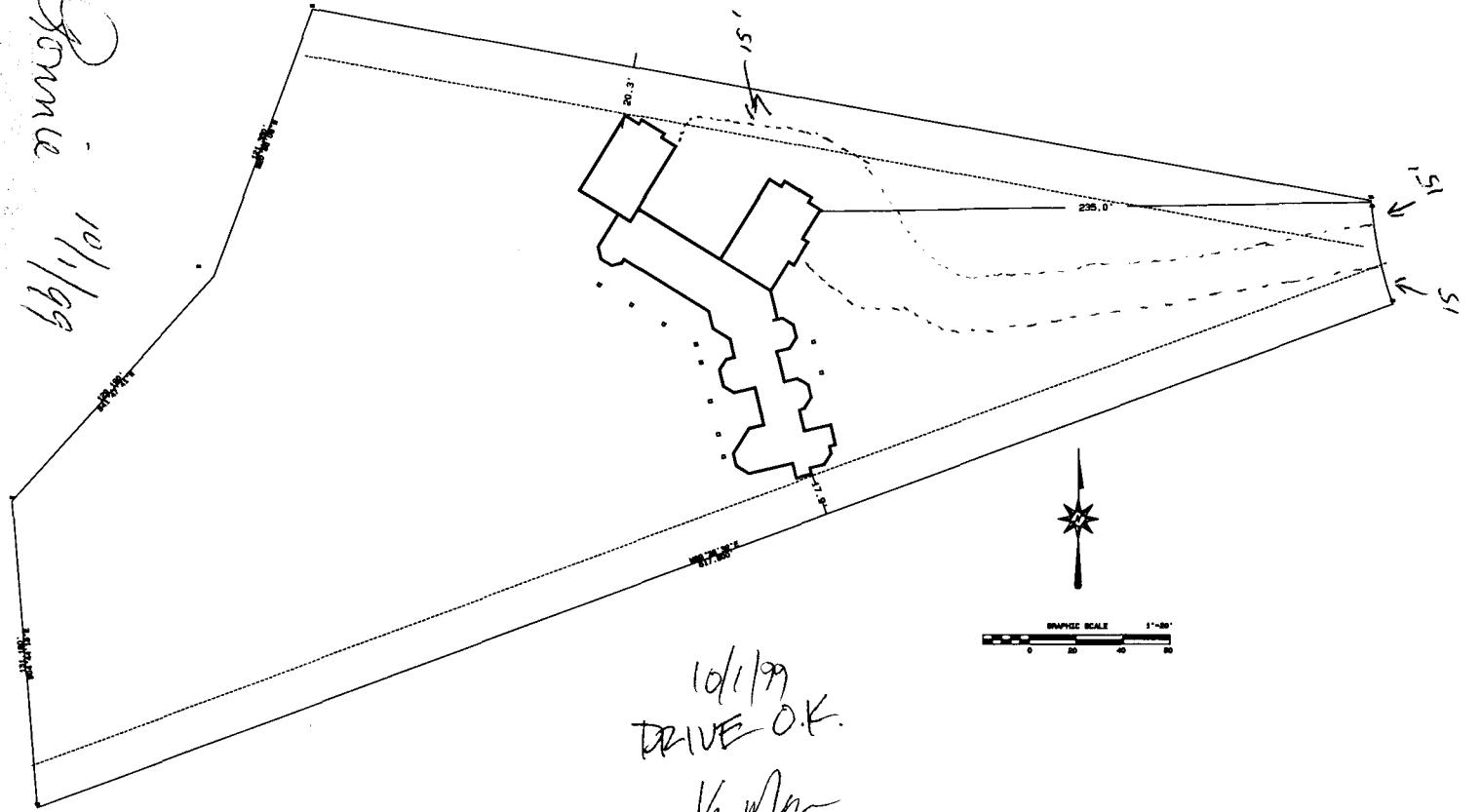
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BAGG RESIDENCE

2141 Red Cliff Cir

PROPERTY LINES
 PROPERTY LINES
 PROPERTY LINES

Donnie 10/1/99



LOT 4 BLOCK 1, CANYON VIEW 6

BAGG RESIDENCE			
DAVE BAGG			
SECTION 1/4 1/4	S.36	T19S	R9E
THOMPSON-LANGFORD CORPORATION			
529 25 1/2 ROAD - # B-210			
Grand Junction CO 81505 (970) 243-6057			
S:\Survey\0393 bagg\Dave's House.pro		Job No. 0393-007	
Drawn: NMM	Checked: NMM	Date: Sep 21, 1999	Sheet: 1 of 1

NOTICE: According to Colorado law and state common law, no action shall be taken by any person on this plan or map unless it is first approved by the engineer who prepared it. No action shall be taken on this plan or map unless it is first approved by the engineer who prepared it. No action shall be taken on this plan or map unless it is first approved by the engineer who prepared it.