

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 72649



Your Bridge to a Better Community

BLDG ADDRESS 2143 Red Cliff Circle SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2947-352-21-003 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING # 6 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Frank Frigette NO. OF BUILDINGS ON PARCEL:  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2143 Red Cliff Circle USE OF EXISTING BUILDINGS —

(1) TELEPHONE 245-3869 DESCRIPTION OF WORK & INTENDED USE Inground Pool

(2) APPLICANT Quality Pools TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) —

(2) ADDRESS 666 N. 1st Street

(2) TELEPHONE 241-8412

**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) Permanent Foundation Required: YES  NO   
 or — from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt —

Maximum Height 32' Special Conditions All above ground structures must meet setbacks, Any fence required permit

CENSUS 1401 TRAFFIC 64 ANNEX# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Frank Frigette Date 11-5-99

Department Approval Peter Pat Date 11-5-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>37001-24007</u>
Utility Accounting <u>Bunco</u>		Date <u>11/5/99</u>	

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)

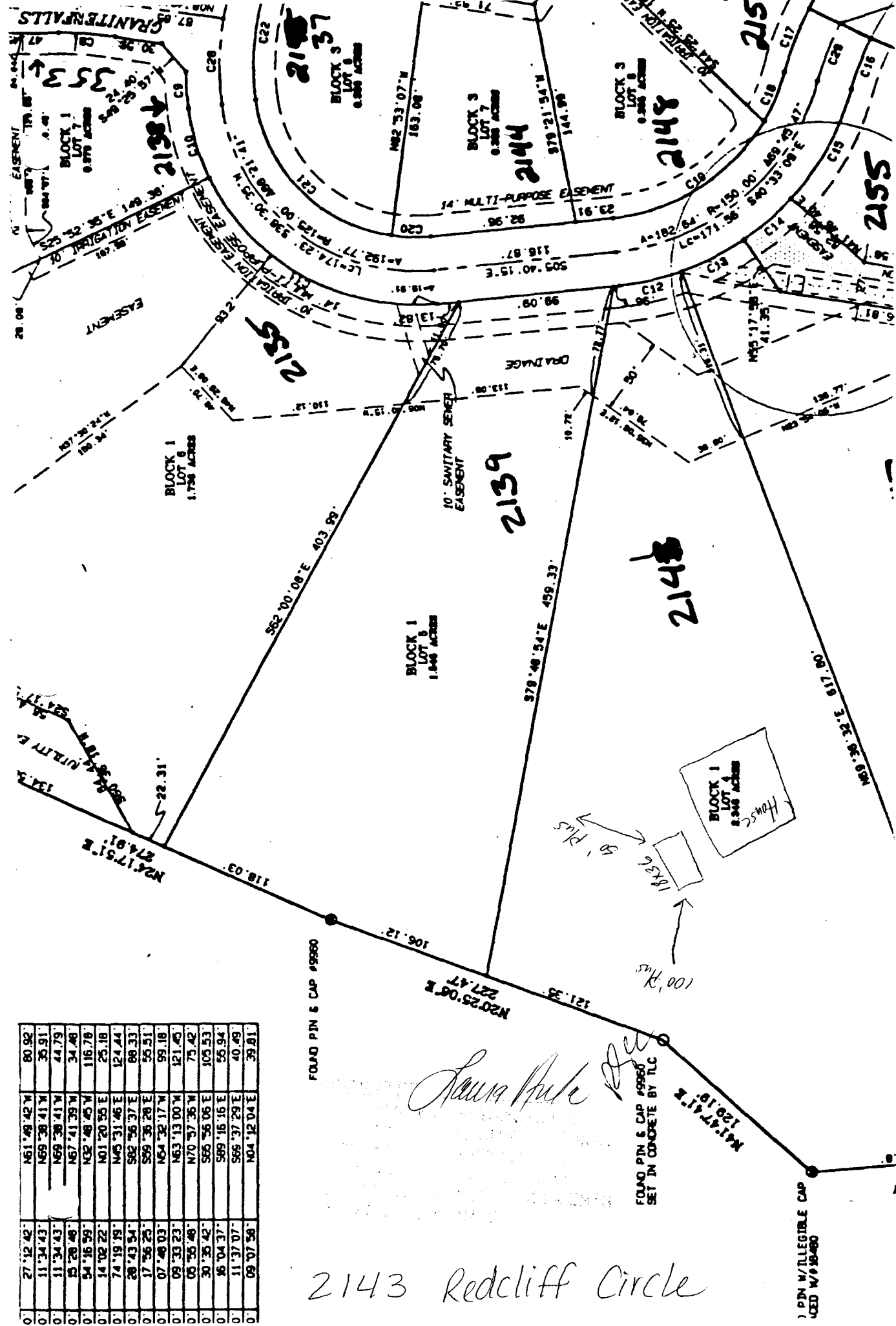
0	27.12.42	N61.48.42 W	80.92
0	11.34.43	N69.36.41 W	35.91
0	11.34.43	N69.36.41 W	44.79
0	05.28.48	N67.41.39 W	34.48
0	54.16.55	N03.48.45 W	116.78
0	14.02.22	N01.20.55 E	25.18
0	74.19.79	N49.31.46 E	124.44
0	28.43.54	S82.56.37 E	88.31
0	17.36.23	S69.36.28 E	55.51
0	07.48.03	N64.32.17 W	99.18
0	09.33.23	N63.13.00 W	121.45
0	05.35.48	N70.57.36 W	75.42
0	30.35.42	S66.56.06 E	105.53
0	46.04.37	S89.16.16 E	56.94
0	11.37.07	S66.37.29 E	40.49
0	09.07.58	N04.12.04 E	39.81

2143 Redcliff Circle

*Laura Pule*  
 FOUND PIN & CAP #9960  
 SET IN CONCRETE BY TLC

FOUND PIN & CAP #9960

PIN W/ILLEGIBLE CAP  
 USED W/99480



GRANTFALLS  
 BLOCK 1 LOT 1  
 BLOCK 1 LOT 2  
 BLOCK 1 LOT 3

2135

2139

2143

HOUSE  
 BLOCK 1 LOT 4  
 2.348 ACRES

2155

2158

2159

2160

2161

2162

2163

2164

2165