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

BLDG PERMIT NO. 73302



Your Bridge to a Better Community

39006-24008

EP

BLDG ADDRESS 2152 Redcliff Circle SQ. FT. OF PROPOSED BLDGS/ADDITION Approx. 900

TAX SCHEDULE NO. 2947-352-20-006 SQ. FT. OF EXISTING BLDGS 2400 up 1300 Down (Basement)

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

FILING U BLK 3 LOT 9 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Jim Paregien NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2152 Redcliff Circle USE OF EXISTING BUILDINGS Finish 2 Rooms in

(1) TELEPHONE 245-5008 or 241-8284 DESCRIPTION OF WORK & INTENDED USE Basement

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
Basement - Game Room + Bath

(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 35' 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 Reqmt _____

Maximum Height _____ Special Conditions Finishing Basement

CENSUS 1401 TRAFFIC 014 ANN# _____

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 Jim Paregien Date 12-21-99

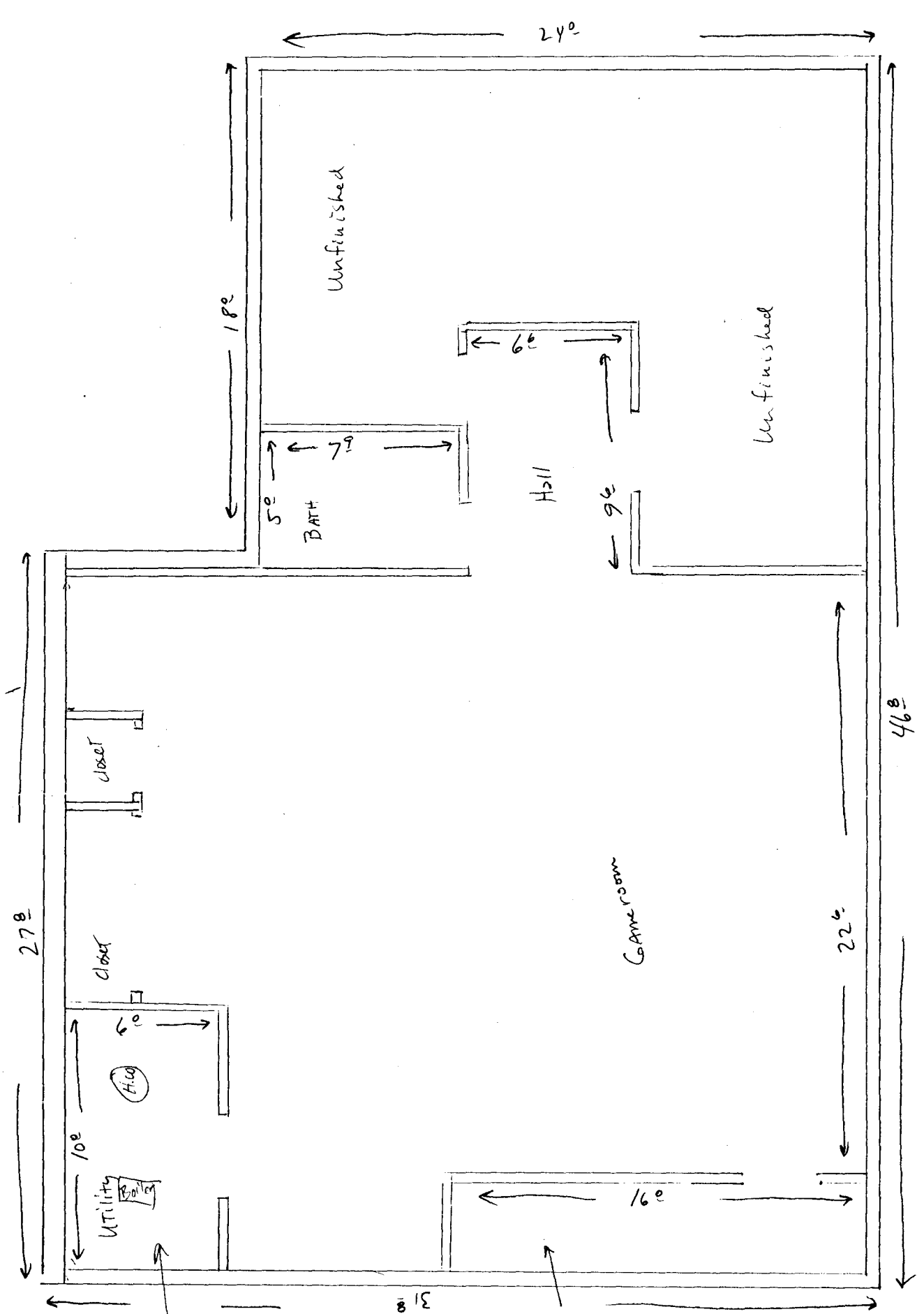
Department Approval Y/Shee Oregon Date 12/21/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN USE</u>
Utility Accounting <u>Ch Marshall Cole</u>		Date <u>12/20/99</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)

2152 RedCliff Cr.



unfurnished
16/21

unfurnished
existing
stairs
16/21

ACCEPTED FOR SETBACKS AND PLANNING
 1. THE CITY ENGINEER HAS REVIEWED THE PROPOSED
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1/4" Scale