

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 68333

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



352-18-007 ^{get ind. tax}

BLDG ADDRESS 2167 Redcliff Cir TAX SCHEDULE NO. 2947-351-19-033

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING 6 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 2141 Redcliff Cir NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 341-2734 / 361-2222 USE OF EXISTING BLDGS New Res

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

(2) ADDRESS Same

(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 35' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 25' from PL Special Conditions _____

Maximum Height — CENSUS 1401 TRAFFIC U4 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 1-14-99

Department Approval Ronnie Edwards Date 1-14-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11856

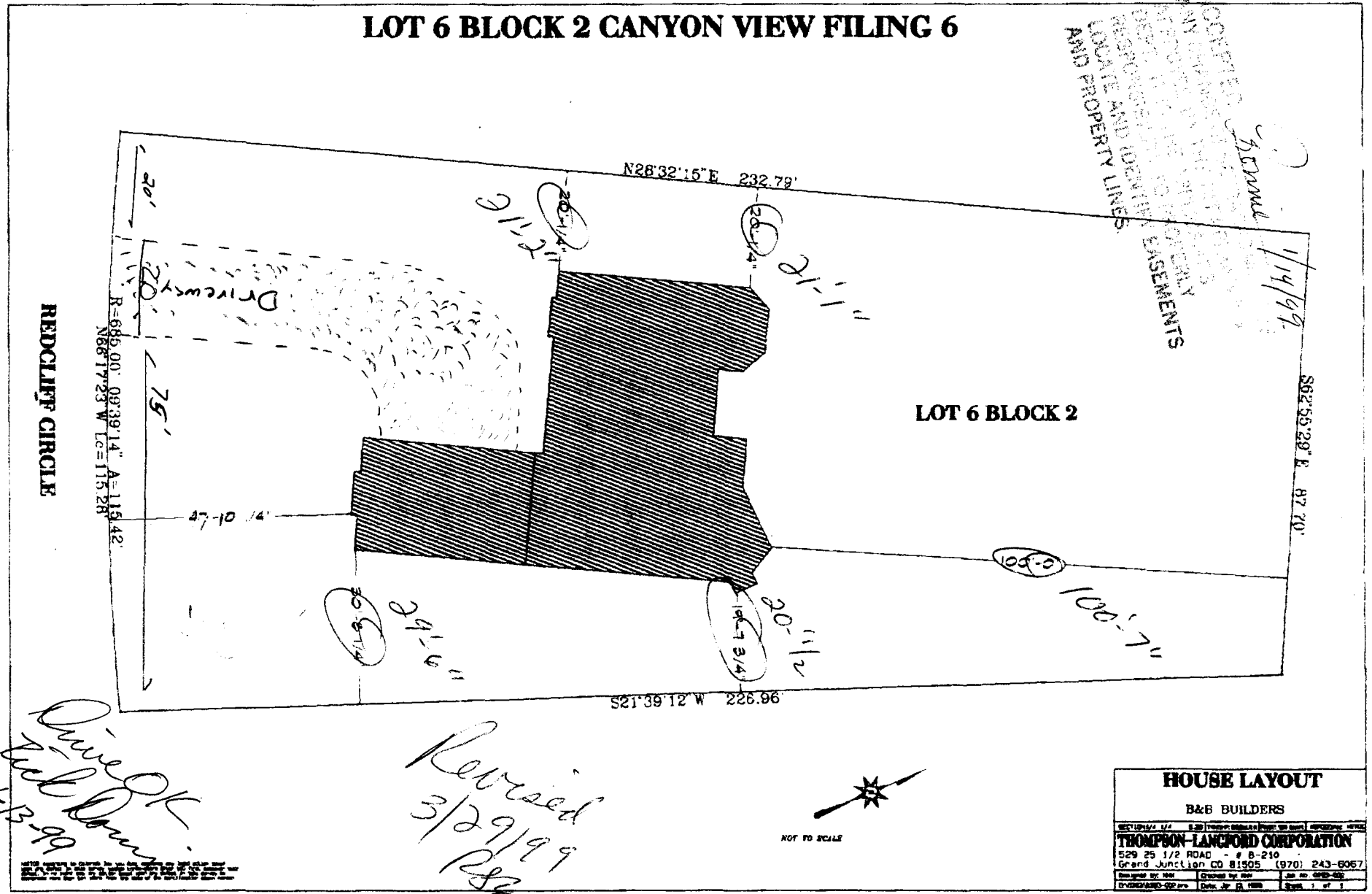
Utility Accounting [Signature] Date 1-14-99

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)

LOT 6 BLOCK 2 CANYON VIEW FILING 6

ACCEPTED
 AND PROPERTY LINES
 LOCATED AND IDENTIFIED
 EASEMENTS
 1/19/99
[Signature]



REDCLIFF CIRCLE

R=685.00' Ø=1370.00' A=119.442°
 N86°17'23\"/>

*Drive OK
 1-13-99*

*Revised
 3/29/99
 RSE*



NOT TO SCALE

HOUSE LAYOUT	
B&B BUILDERS	
THOMPSON-LANFORD CORPORATION 529 25 1/2 ROAD - 4 B-210 Grand Junction CO 81505 (970) 243-6067	
Drawn by: [blank]	Checked by: [blank]
Date: [blank]	Date: [blank]
Sheet: 1 of 1	