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|--------|-------|
| FEE \$ | 10. — |
| TCP \$ | —     |
| SIF \$ | —     |



BLDG PERMIT NO. 69778

*(Handwritten initials)*

**PLANNING CLEARANCE**

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

|  |   |
|--|---|
| BLDG ADDRESS <u>2167 Redcliff Cr</u>           | TAX SCHEDULE NO. <u>2947-352-19-029</u>                                   |
| SUBDIVISION <u>Canyon View</u>                 | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>384</u>                           |
| FILING <sup>5</sup> BLK <u>2</u> LOT <u>15</u> | SQ. FT. OF EXISTING BLDG(S) <u>2600</u>                                   |
| (1) OWNER <u>Mark Smith</u>                    | NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION  |
| (1) ADDRESS <u>2167 Redcliff Cr.</u>           | NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>0</u> THIS CONSTRUCTION |
| (1) TELEPHONE _____                            | USE OF EXISTING BLDGS <u>Resident</u>                                     |
| (2) APPLICANT <u>Jim Mullis</u>                | DESCRIPTION OF WORK AND INTENDED USE: _____                               |
| (2) ADDRESS <u>2208 Mudgett</u>                | <u>Family Room</u>  |
| (2) TELEPHONE <u>243-5184</u>                  |   |

**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 <u>PR-2</u>  | Maximum coverage of lot by structures _____         |
| SETBACKS: Front <u>35'</u> from property line (PL)<br>or _____ from center of ROW, whichever is greater | Parking Req'mt _____                                |
| Side <u>15'</u> from PL Rear <u>25'</u> from PL   | Special Conditions <u>Cannot build in easements</u> |
| Maximum Height _____  | CENSUS <u>401</u> TRAFFIC <u>64</u> 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).

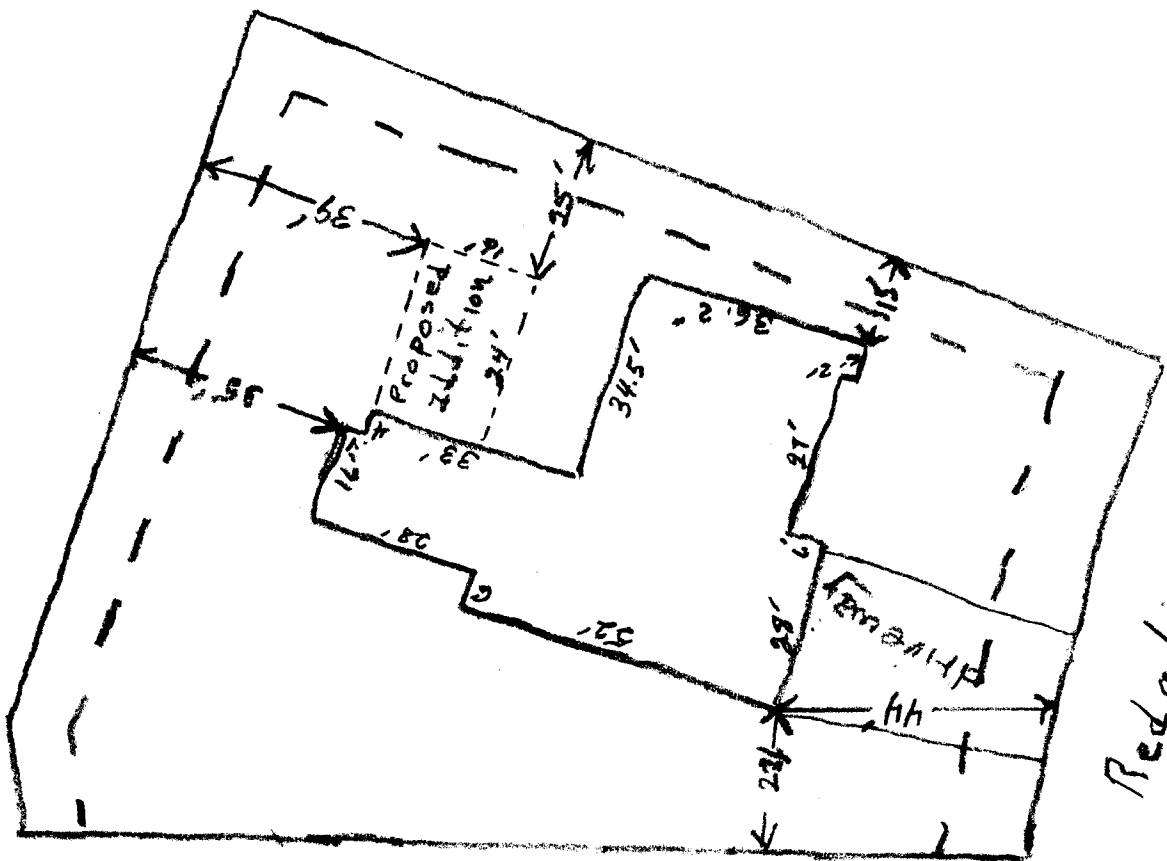
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

|  |                                     |
|--|-------------------------------------|
| Applicant Signature <u>Jim Mullis</u>  | Date <u>4-26-99</u>                 |
| Department Approval <u>A. Valdez</u>   | Date <u>4-26-99</u>                 |
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>31676-22651</u> |                                     |
| Utility Accounting <u>Richardson</u>   | Date <u>4-26-99</u> <u>TR 89509</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)

2167 Redcliff  
19-352-19  
19-352-19



Redcliff Cr.



KV 4-20-99