

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 71412

9A

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2181 Standing Rock TAX SCHEDULE NO. 2947-~~351~~-60-059²⁶⁴

SUBDIVISION Canyon View #7 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2636³⁵¹

FILING BLK 7 LOT 6 BLK 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Rich Becker 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 _____ USE OF EXISTING BLDGS New Res

(2) APPLICANT Dave Bogg DESCRIPTION OF WORK AND INTENDED USE:
2141 Redcliff Cir _____

(2) ADDRESS _____
 (2) TELEPHONE 261-2222 New Home

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 _____ 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 [Signature] Date 8-2-99

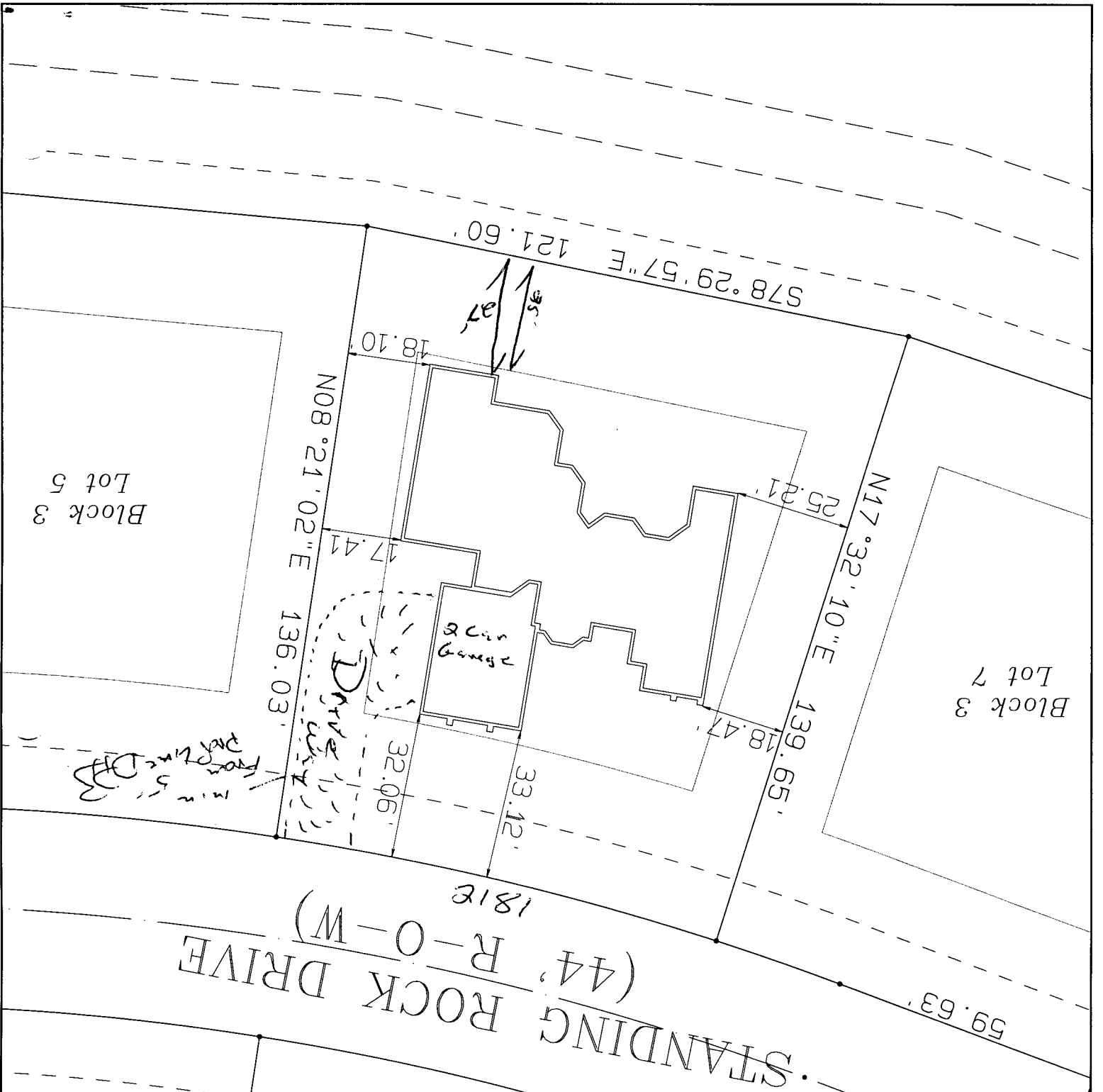
Department Approval Ronnie Edwards Date 8-2-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12512

Utility Accounting [Signature] Date 8-2-99

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)



B & B Custom Homes
 261-2222
 Dave Bagg

8/2/99
 DRIVE O.K.
[Signature]

ACCEPTED *Ronnie Edwards* 8/2/99
 ANY CHANGE OF SETBACKS SHALL BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Block 3 2181 Standing Rock
 Lot 6