

Planning \$ <u>10</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>29200</u>

BLDG PERMIT NO. <u>60802</u>
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 339 REDCLIFF COURT TAX SCHEDULE NO. 2947-351-19-011

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION Approx 2400

FILING 4 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER TREVOR BROWN / KRISTEN ASHBECK NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS P.O. Box 2017

(1) TELEPHONE (970) 241-8096 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SAME AS ABOVE USE OF ALL EXISTING BLDGS NA

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ NEW HOME

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front 35' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 15' from PL Rear 30' from PL Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_ Census Tract 401 Traffic Zone 64 Annx # \_\_\_\_\_

**PAID**  
**JUN 13 1997**  
**CM**

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Trevor Brown Date 6-13-97

Department Approval Ronnie Edwards Date 6-13-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10269

Utility Accounting Marshall Cole Date 6/13/97

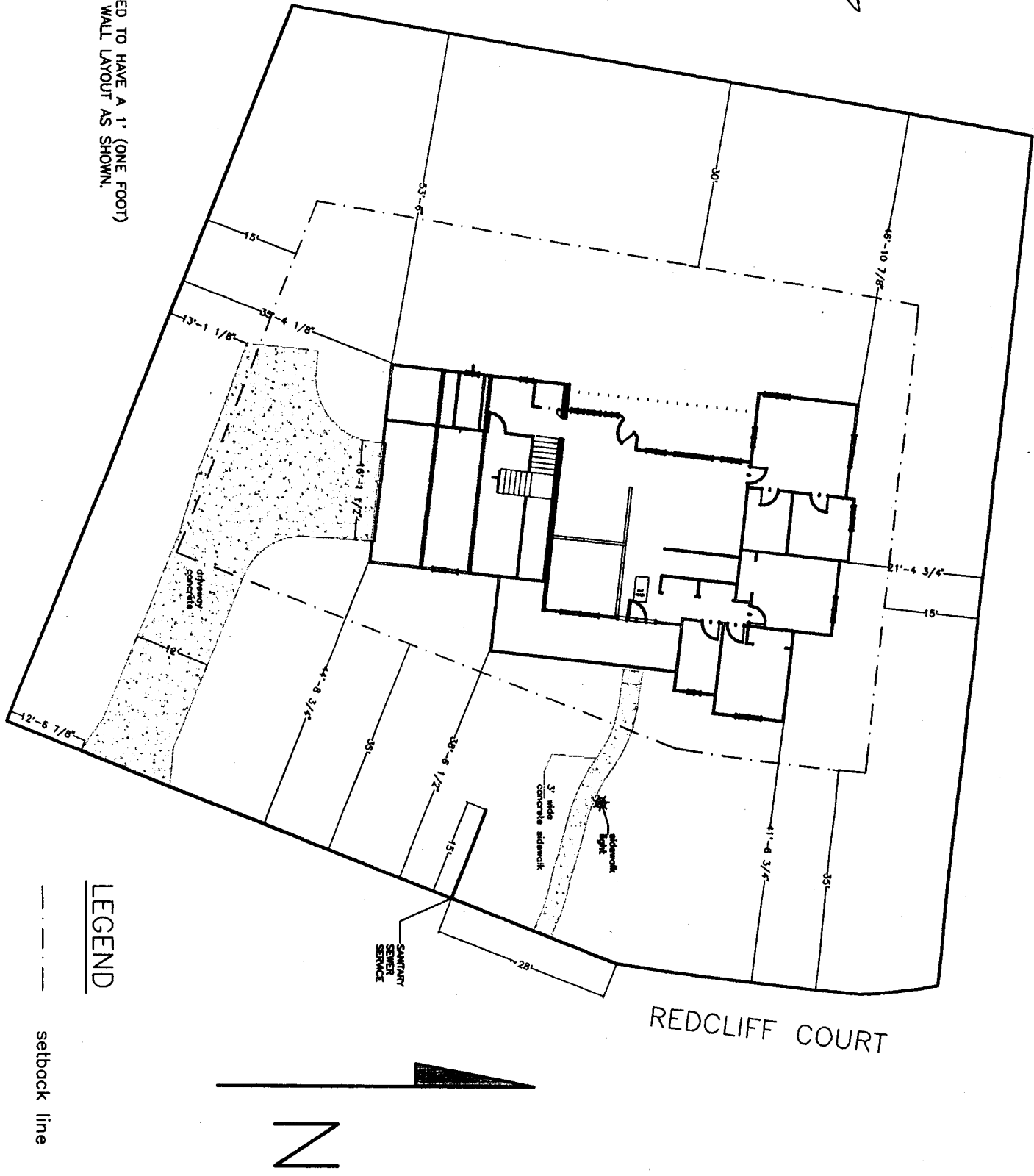
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Janie* 6/13/97  
 ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE COUNTY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY  
 Location OK  
*J. Rolland*  
 6-13-97

NOTES  
 1) ROOF LINES ARE DESIGNED TO HAVE A 1' (ONE FOOT) OVERHANG BEYOND THE WALL LAYOUT AS SHOWN.



file: lotlay.dwg Lot 11, Block 2, Filing No. 4 - CANYON VIEW

LEGEND

--- setback line

Drawn By: Trevor A. Brown Date: March 28, 1997 Scale: 1/8" = 1' Drawing No. rev: June 8, 1997	SHEET:  OF:	Trevor Brown and Kristen Ashbeck 339 RedCliff Court Grand Junction, CO 81503 Tax Schedule: Lot 11, Block 2, Filing No. 4	TANSON CONSTRUCTION 370 Ridge Circle Drive Grand Junction, CO 81503 (970)241-8096
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