

FEE \$ 10.00  
TCP \$ -0-

BLDG PERMIT NO. 59157

SIF 292.00

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 341 Red Cliff Ct TAX SCHEDULE NO. 294735113012  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2460  
 FILING 4 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Larry Bennett NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 833 24 1/2 Road NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-0793 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Larry Bennett DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS 833 24 1/2 RD  
 (2) TELEPHONE 241-0793 244-0173 home.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 1401 TRAFFIC ZONE 64

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 John Bennett Date 2-24-97

Department Approval Maria Babideaux Date 2-24-97

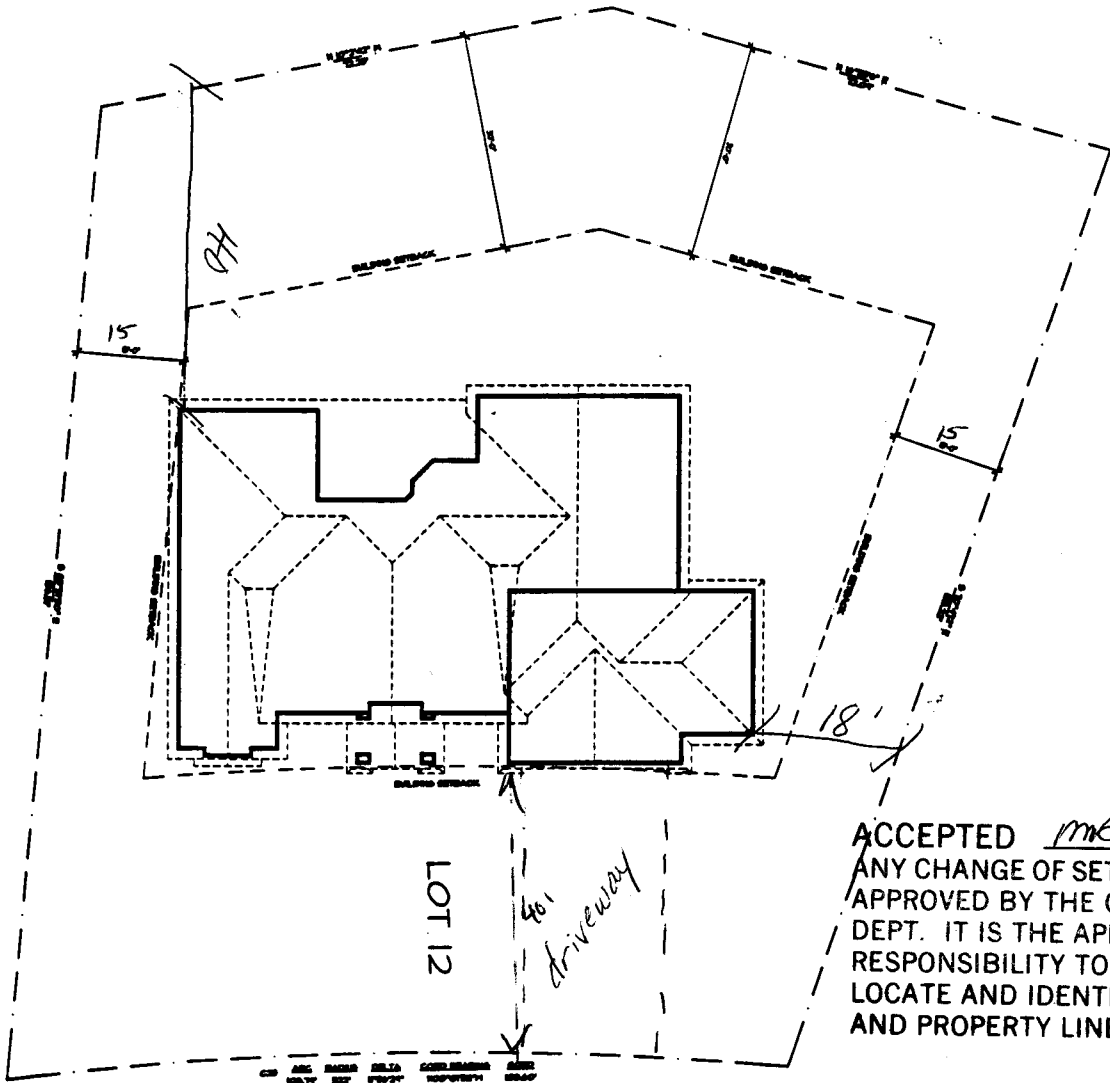
Additional water and/or sewer tap fee(s) are required YES  NO  W/O No. 9909

Utility Accounting [Signature] Date 2-24-97

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)

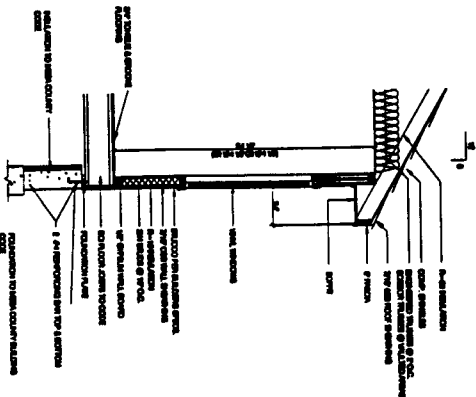
**SITE PLAN**



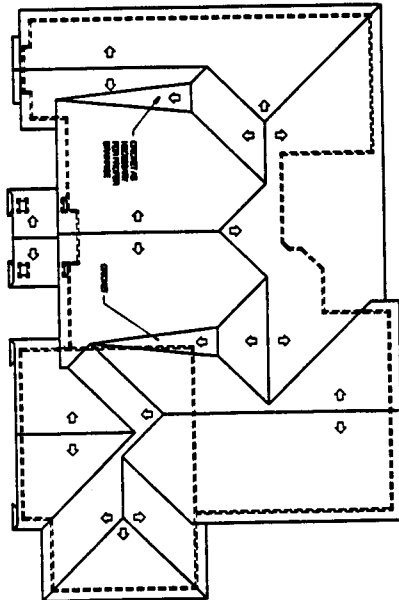
ACCEPTED *mc 2-24-97*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

341 Red Cliff Ct.

**TYPICAL WALL SECTION**



**ROOF PLAN**



A-3		RED CLIFF VIEW	<b>BENNETT CONSTRUCTION</b> <small>1000 S. 10th St.        Phoenix, AZ 85001        602-955-1111</small>	<small>AREA A1110-001</small>
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