

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>292⁰⁰</u>

BLDG PERMIT NO. <u>59656</u>
FILE #

Single Family PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

5030-3700 - Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>347 Red Cliff Ct.</u>	TAX SCHEDULE NO. <u>2947-351-14-001</u>
SUBDIVISION <u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2260</u>
FILING <u>4</u> BLK <u>2</u> LOT <u>14</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Larry Bennett</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>833 24 1/2 Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>241-0795</u>	USE OF ALL EXISTING BLDGS _____
(2) APPLICANT <u>Larry Bennett</u>	DESCRIPTION OF WORK & INTENDED USE: <u>NEW</u>
(2) ADDRESS <u>833 24 1/2 RD</u>	<u>Home</u>
(2) TELEPHONE <u>241-0795</u>	

✓ 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 <u>PR-2</u>	Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front <u>40'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Special Conditions: _____
Maximum Height _____	
Maximum coverage of lot by structures _____	Genusus Tract <u>1401</u> Traffic Zone <u>64</u> Annx # _____

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).

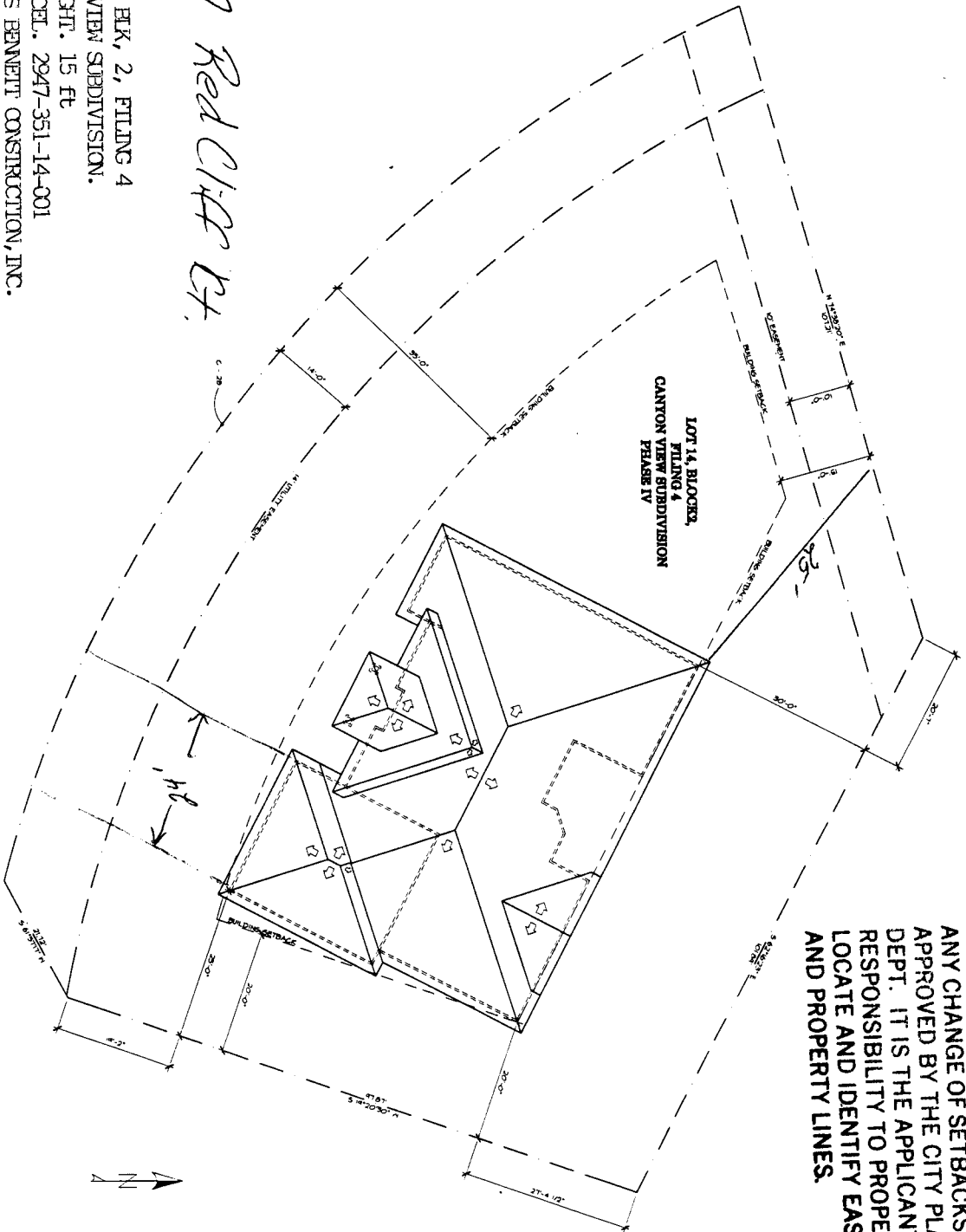
Applicant's Signature <u>[Signature]</u>	Date <u>4-4-97</u>
Department Approval <u>[Signature]</u>	Date <u>4-4-97</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>10066</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-4-97</u>

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)

LOT 14, BLK. 2, FILING 4
 CANYON VIEW SUBDIVISION.
 MAX HEIGHT. 15 ft
 TAX PARCEL. 2947-351-14-001
 OWNER IS BENNETT CONSTRUCTION, INC.

347 Red Cliff Ct.



SITE PLAN

ACCEPTED *MR 4-4-97*
 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.

*DRIVEWAY
 LOCATION OK
 Jc Klich 3-26-97*

THE LONGVIEW

**BENNETT
 CONSTRUCTION**
 Larry Bennett
 235 24 1/2 Road
 Grand Junction CO 81505
 (970) 244-0296
 Mobile Radio 244-0171

LONGVIEW

AS SHOWN

A-4

DATE
 SHEET NO.
 SHEETS

Survey
 DIVISION OF
 O. HANCOCK & ZIMM
 OREGON