

FEE \$	10.00
TCP \$	0.00
SIF \$	292.00



BLDG PERMIT NO. 1021068

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 344 Sierra Ct TAX SCHEDULE NO. 2947-351-16-001

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900

FILING 5 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Bennett Construction NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 833 24 1/2 RD

(1) TELEPHONE 241-0793 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT John Bennett USE OF EXISTING BLDGS —

(2) ADDRESS 833 24 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 241-0793 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 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 20' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
15' interior 20' exterior

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

CENSUS 140 TRAFFIC 4 ANN# \_\_\_\_\_

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 Nov 18, 97

Department Approval Antonia Costello Date 11-19-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10729

Utility Accounting Richardson Date 11-19-97

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

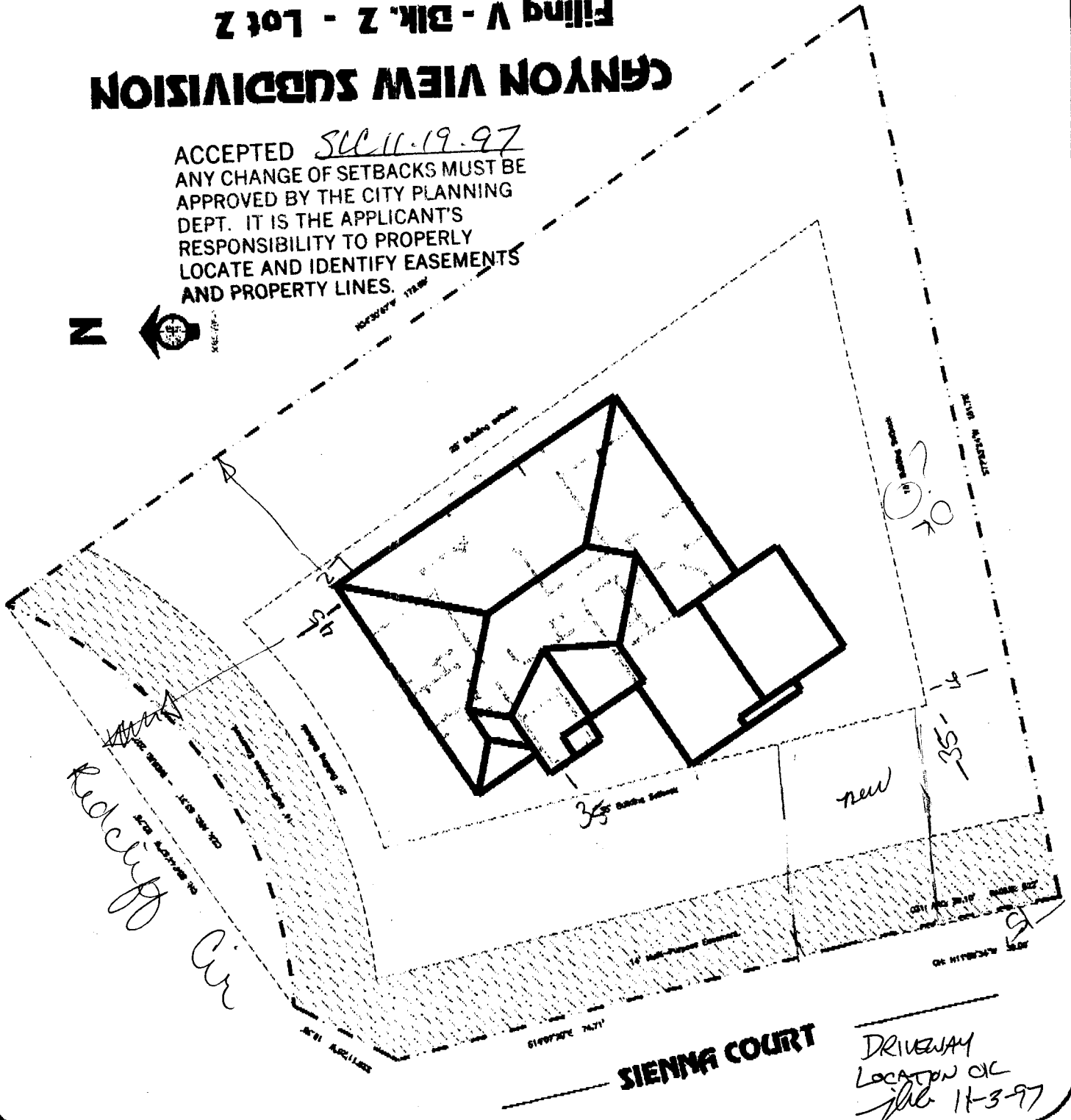
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# CANYON VIEW SUBDIVISION

Filing V - Blk. Z - Lot Z

344 Sierra Court

ACCEPTED *5/11/97*  
 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 CIRC  
 5/11-97

