

FEE \$	0.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 44712

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2153 Red Cliff Creek</u>	TAX SCHEDULE NO. <u>2947-352-00-059</u>
SUBDIVISION <u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2907</u>
FILING <u>6</u> BLK <u>3</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>Bennett Construction</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>833 24 1/2 RD</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-0795</u>	USE OF EXISTING BLDGS <u>—</u>
(2) APPLICANT <u>John Bennett</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New Home</u>
(2) ADDRESS <u>833 24 1/2 RD</u>	
(2) TELEPHONE <u>241-0795</u>	

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 <u>PR-2</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>30'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions <u>—</u>
Maximum Height <u>—</u>	CENSUS <u>40</u> TRAFFIC <u>104</u> ANN# <u>—</u>

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).

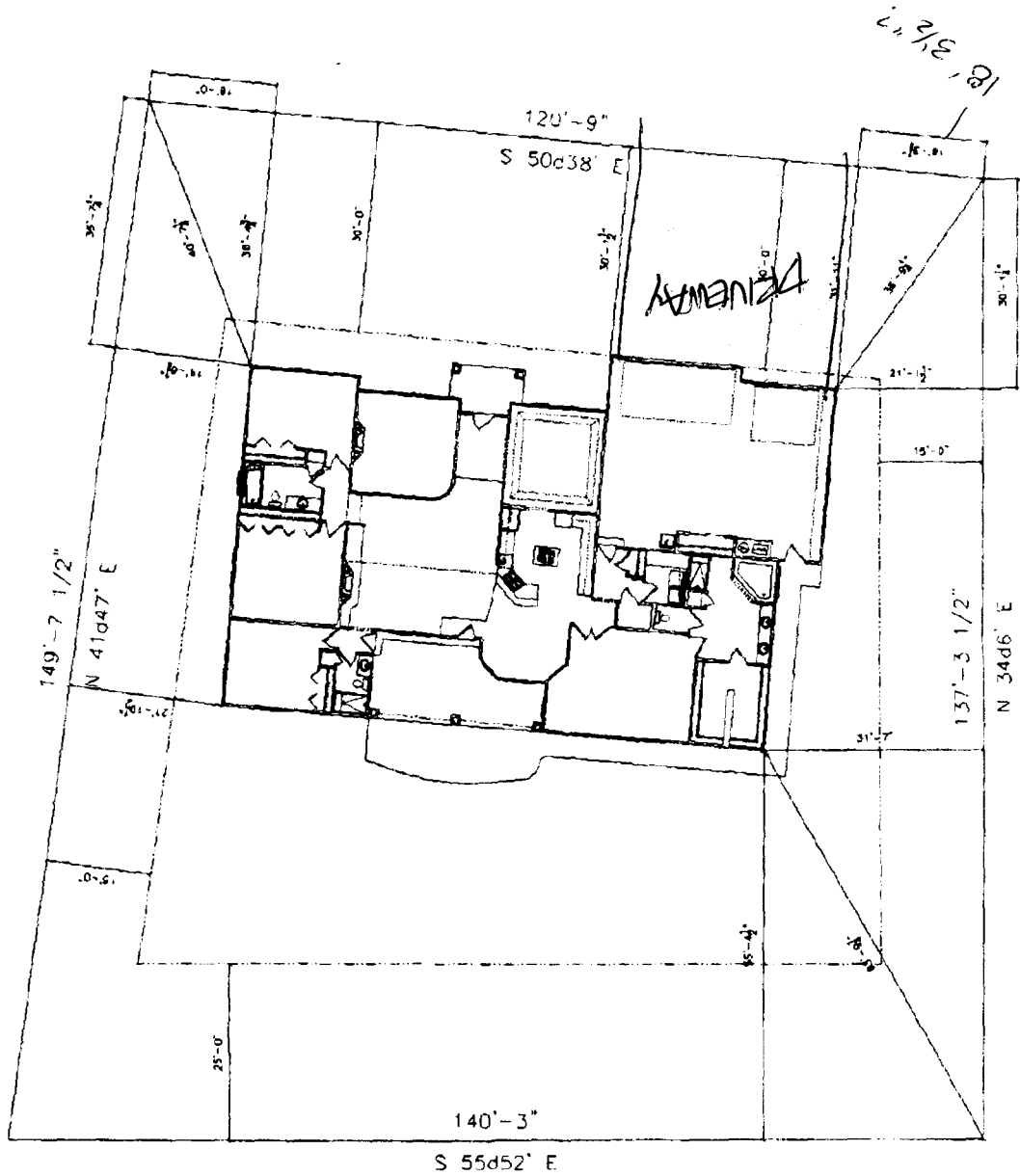
Applicant Signature <u>John Bennett</u>	Date <u>4-28-98</u>
Department Approval <u>K. Valdez</u>	Date <u>4-28-98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>11233</u>
Utility Accounting <u>Dale Overholt</u>	Date <u>4/28/98</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)

REDCLIFF CIRCLE

BLOCK 3
LOT 4
CANYON VIEW PHASE 6



SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)
PLOT PLAN

NOTE: THE RESPONSIBILITY OF THE APPLICANT AS TO SETBACKS AND EASEMENTS SHALL BE ON THE APPLICANT.

ACCEPTED *LV 4-28-98*
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 O.K.

Pl Addressed 4/24/98