

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 63979

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

20-012  
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BLDG ADDRESS <u>2157 Red Cliff Circle</u>	TAX SCHEDULE NO. <u>2947 352 <del>00059</del></u>
SUBDIVISION <u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2333</u>
FILING <u>6</u> BLK <u>3</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</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>1401</u> TRAFFIC <u>64</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).

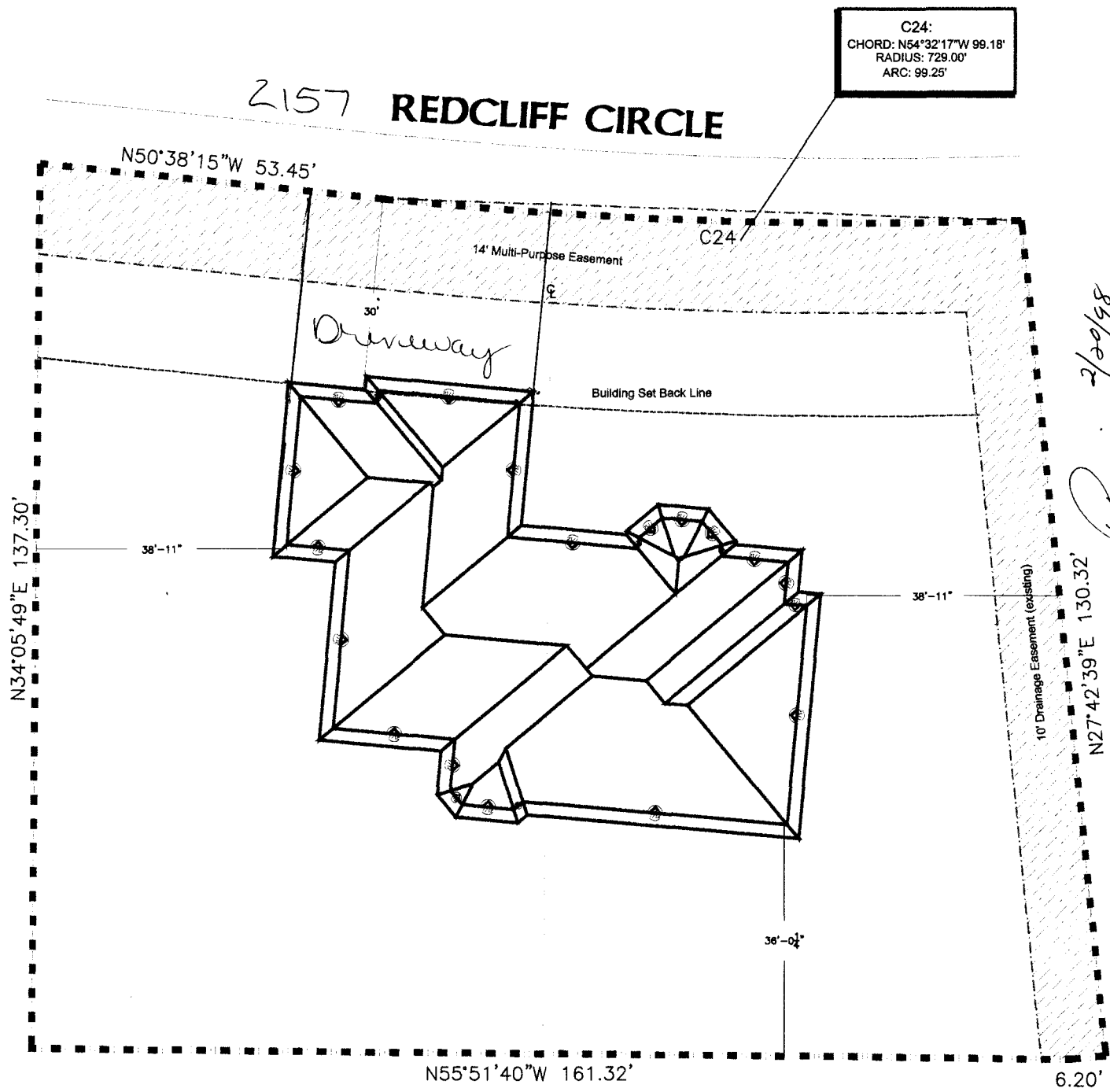
Applicant Signature <u>John Bennett</u>	Date <u>2-20-98</u>
Department Approval <u>Bonnie Edwards</u>	Date <u>2-20-98</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11013

Utility Accounting Lucy Shope Date 2/20/98

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)



C24:  
 CHORD: N54°32'17"W 99.18'  
 RADIUS: 729.00'  
 ARC: 99.25'



SCALE: 1/8" = 1'

*Ronnie* 2/20/98

NOT TO BE USED FOR RECORDS  
 WITHOUT THE SIGNATURE OF THE SURVEYOR

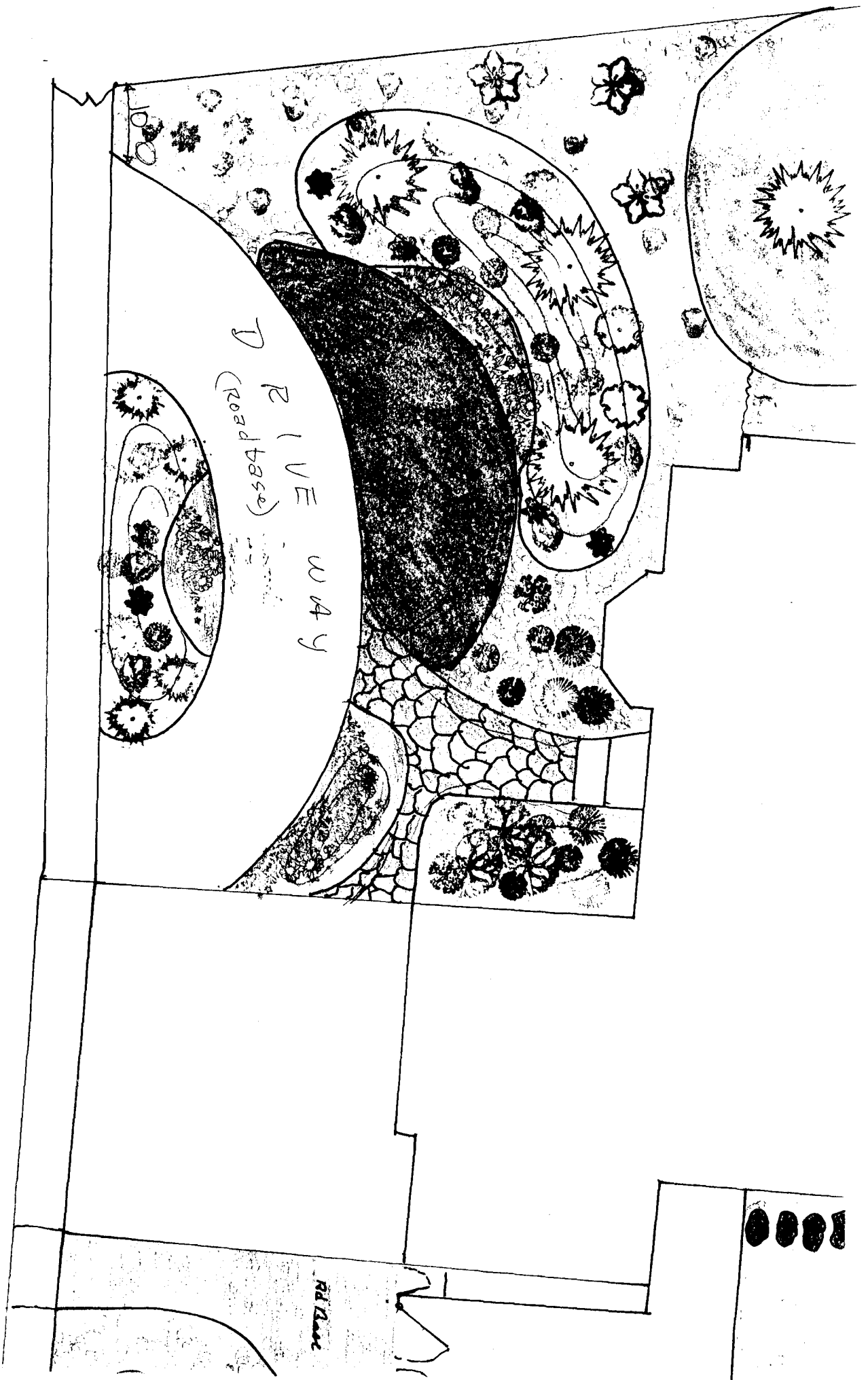
**CANYON VIEW SUBDIVISION**

**Filing 6  
 Block 3  
 Lot 3**

DRIVEWAY LOCATION

*OK.*  
*W. Ashbeck*  
 2/18/98

2157 Redcliff Ave



PRIVACY WALL ON CT.

W. SULLIVAN

4/27/98