

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 07070

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 335 Redcliff Ct TAX SCHEDULE NO. 2947-351-19-009
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000 SF
 FILING 4 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Tom Bentley NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 376 1/2 East Valley Cir
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-9192
 (2) APPLICANT Joe Spirek USE OF EXISTING BLDGS -
 (2) ADDRESS 2015 N 10th St DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 245-7466 Residence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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 Special Conditions _____
 Side 15' from PL Rear 20' from PL
 Maximum Height _____
 CENSUS HDL TRAFFIC LA 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 Joseph J. Spirek Date 9/4/98
 Department Approval Lucrezia Castello Date ~~9-28-98~~ 10-7-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 116061
 Utility Accounting DD Date 10/7/98

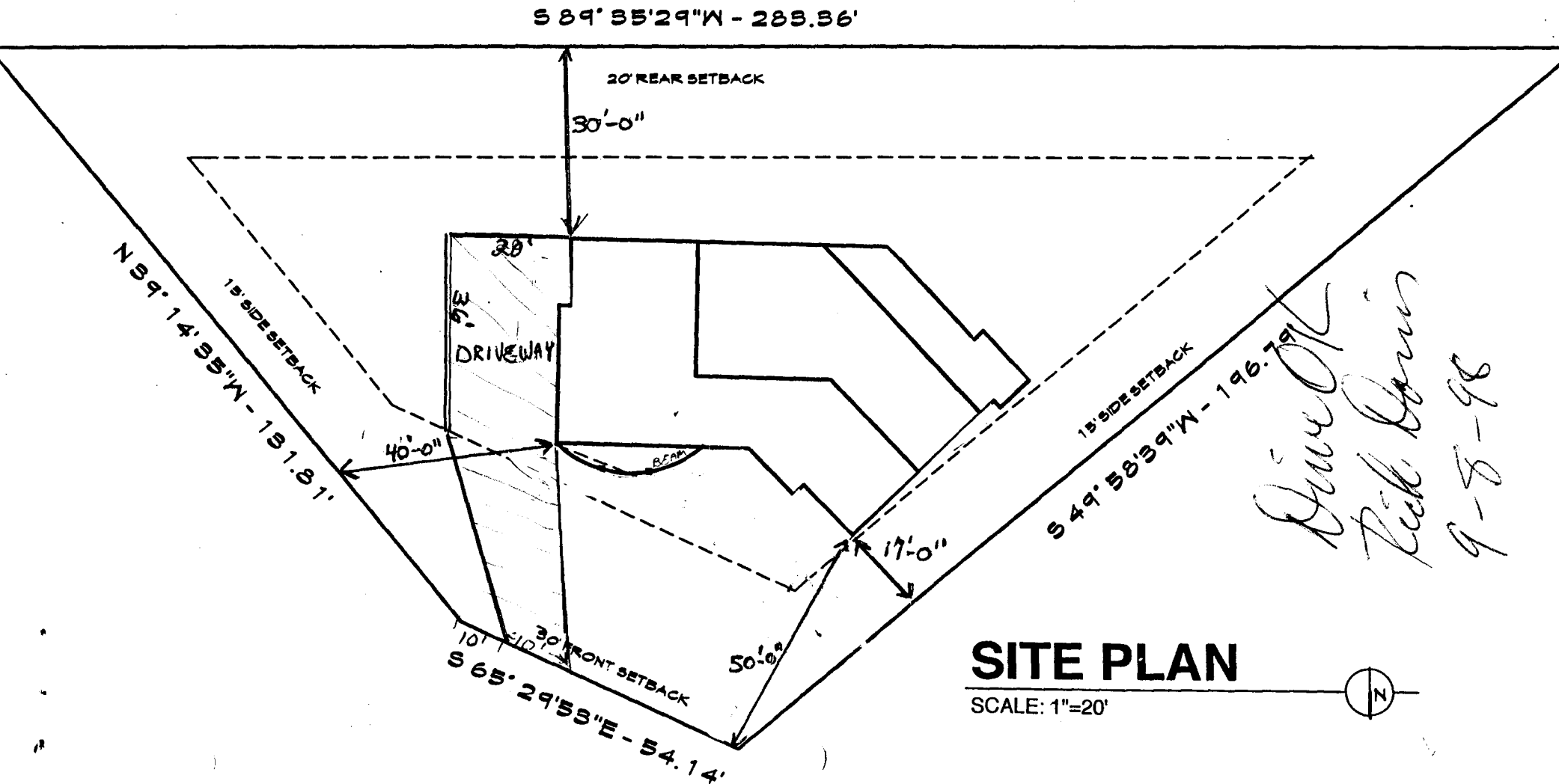
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

335 Redcliff Ct
2947-351-19-009

see attached

~~7-78~~
ACCEPTED S/C 9-28-98
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.



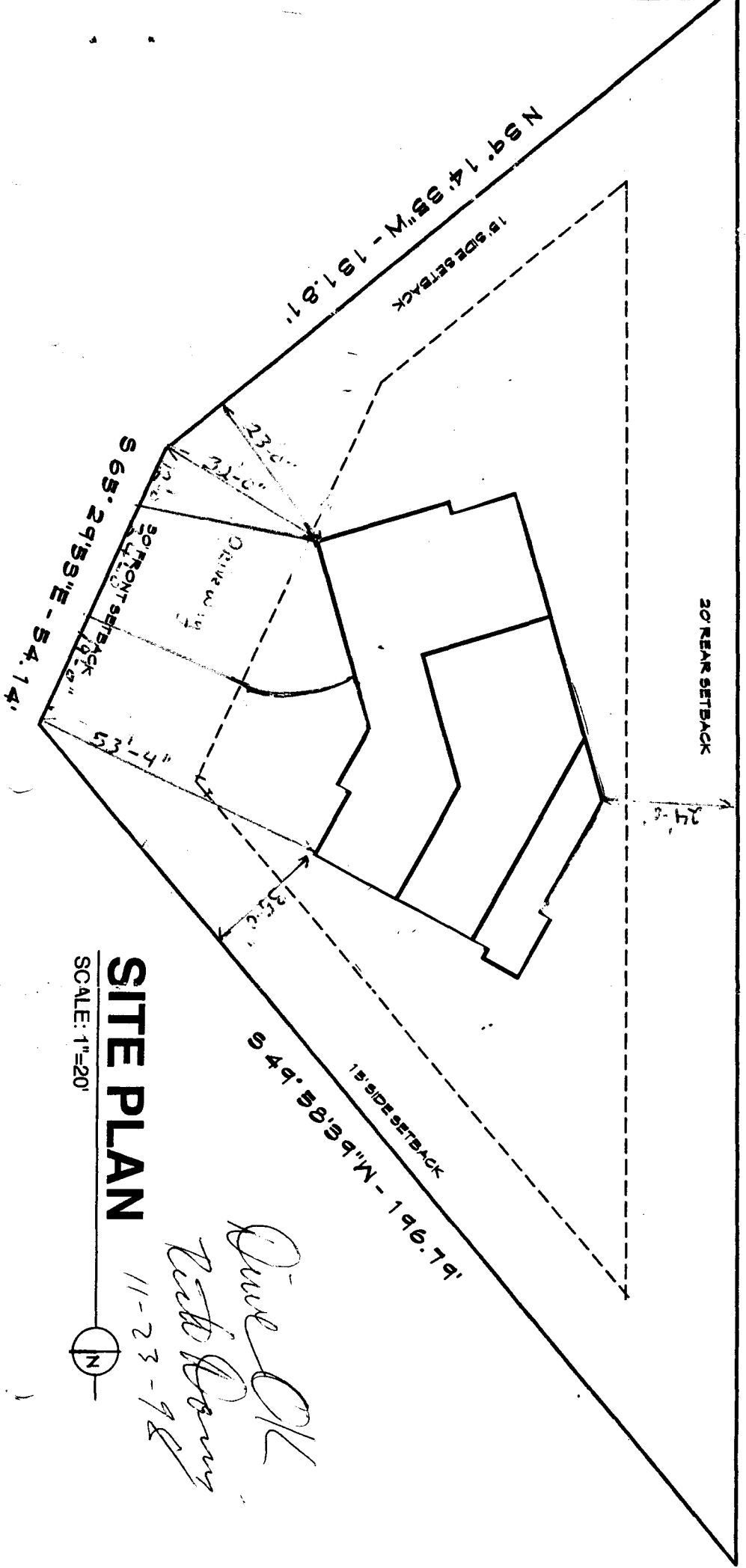
SITE PLAN

SCALE: 1"=20'

Done OK
Rich Davis
9-8-98

ACCEPTED XV 11-23-98
 ANY CHANGE OF SETBACKS OR USE
 APPROVED BY THE LAND PLANNING
 DEPT. WILL BE THE RESPONSIBILITY
 OF THE APPLICANT TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

584' 95' 29" W - 289.86'



SITE PLAN

SCALE: 1"=20'



Done OK
Rich Brown
 11-23-98