

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



BLDG PERMIT NO. 68907

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

*GP*

302

BLDG ADDRESS 245 Red Cliff Ct. TAX SCHEDULE NO. 2947 35 116 002  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,050  
 FILING <sup>4</sup>BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Chris Kindrick NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 231 W. Fallen Rock Rd NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT owner USE OF EXISTING BLDGS Single Family Res  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: new  
 (2) TELEPHONE \_\_\_\_\_ Single Family Res.

MAR 12 PAID  
KDC

**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 PR2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 35' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL  
 Maximum Height \_\_\_\_\_ CENSUS 1401 TRAFFIC 64 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

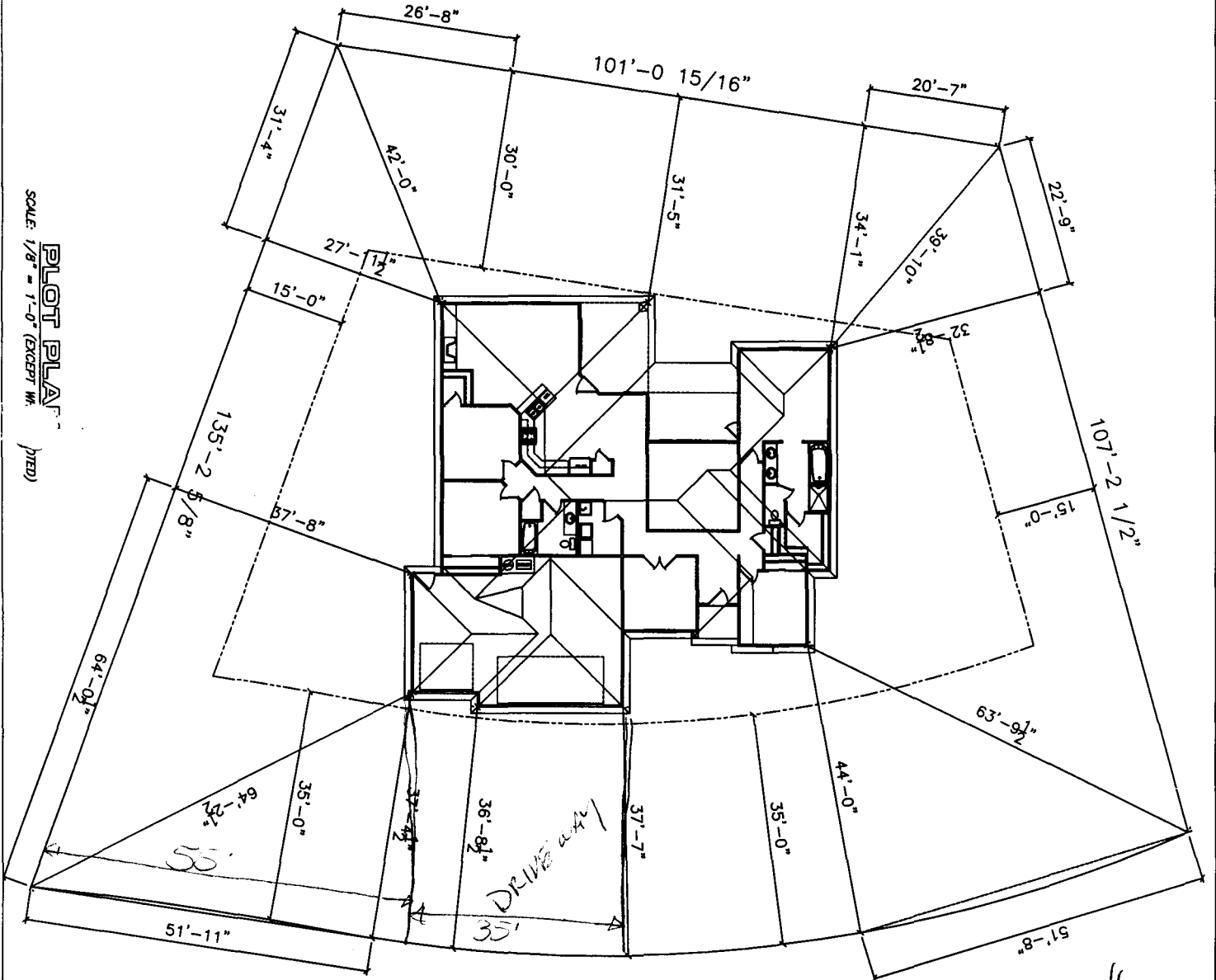
Applicant Signature \_\_\_\_\_ Date 3-1-99  
 Department Approval Ronnie Edwards Date 3-12-99  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12000  
 Utility Accounting CM Cole Date 3/12/99

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)

3/12/99  
*Ronnie*  
PLEASE VERIFY ALL DIMENSIONS  
AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

CANYON VIEW  
LOT 13  
BLOCK TWO



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

*Done OK  
Tait Davis  
3-1-99*