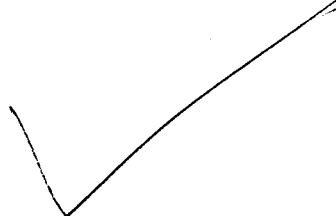


FEE \$	10
TCP \$	500

BLDG PERMIT NO. 58641

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 672 Mon Range Cir TAX SCHEDULE NO. 245 032-32-002
 SUBDIVISION Mon Range Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1960
 FILING 2 BLK 2 LOT 1 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 241-0995 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Larry BENNETT USE OF EXISTING BLDGS —
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE _____ New Single Family

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 10 TRAFFIC ZONE 19

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 [Signature] Date 12-27-96
 Department Approval [Signature] Date 1/2/97

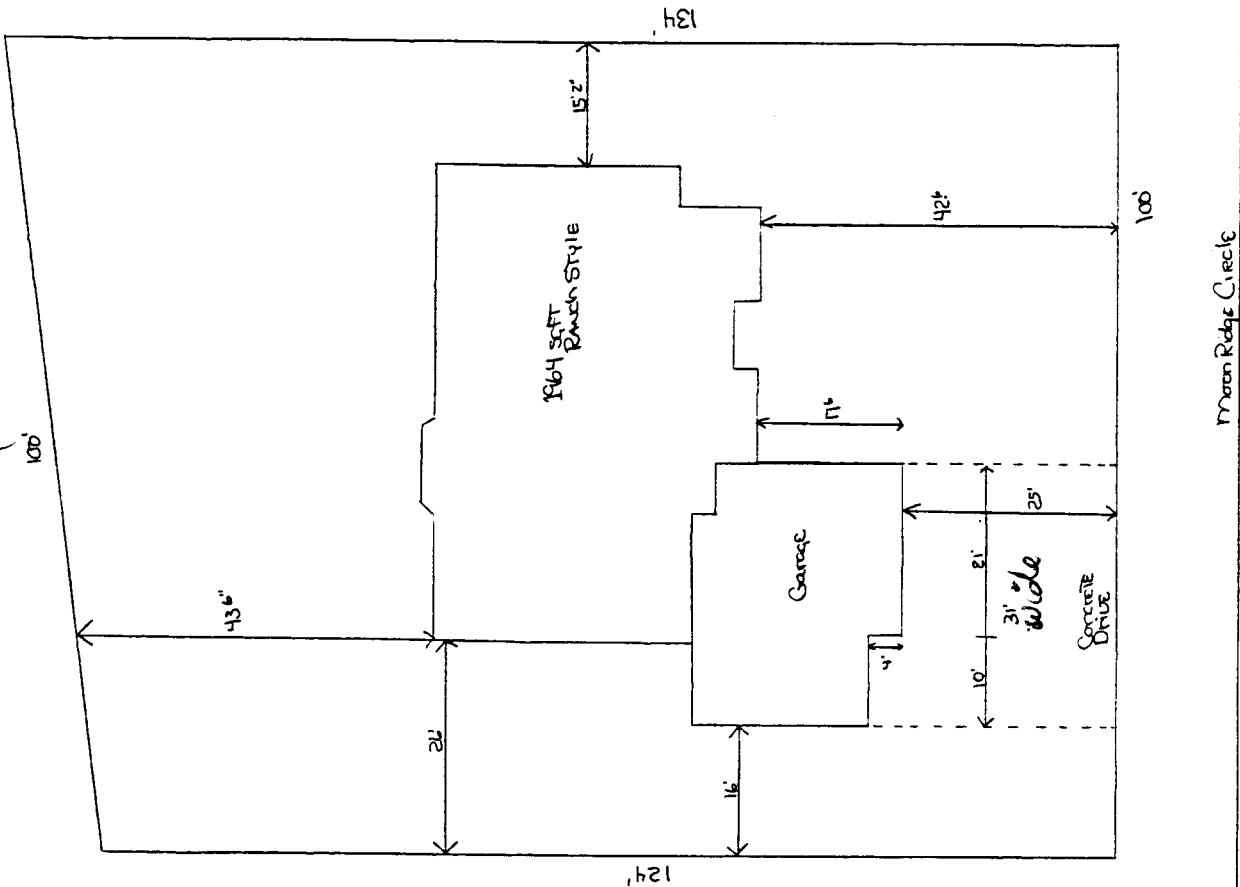
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 928/
 Utility Accounting [Signature] Date 1-2-97

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)

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

BENNETT Construction
 672 Moon Ridge Circle
 Lot 1, Block 2, Filing 2
 2845-032-32-002



DRIVEWAY
 LOCATION OK
 J. Kluder
 12-30-96