

FEE \$	10.00
TCP \$	-0-
SIF \$	292.00



BLDG PERMIT NO. 61074

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2160 Redcliff Circle TAX SCHEDULE NO. 2947-351-16-001
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING 5 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Larry Bennett NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 833 24 1/2 Road NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-0795 USE OF EXISTING BLDGS _____
 (2) APPLICANT Larry Bennett DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS 833 24 1/2 RD Home.
 (2) TELEPHONE 241-0795

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 PR-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 35' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____
 CENSUS 1401 TRAFFIC 64 ANNEX# _____

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).

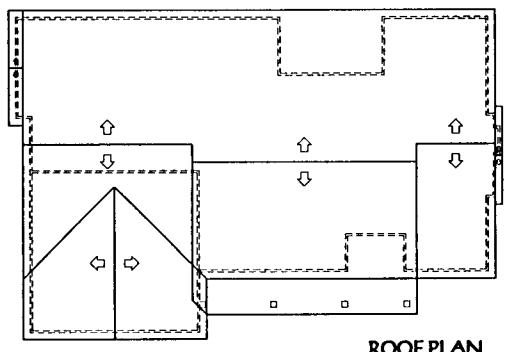
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John Bennett Date 7-10-97
 Department Approval Marcia Rabideaux Date 7-10-97
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10338
 Utility Accounting Tracy Hope Date 7/10/97

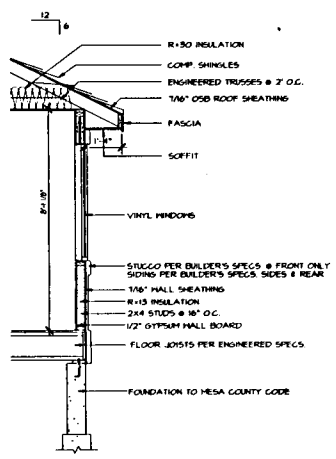
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

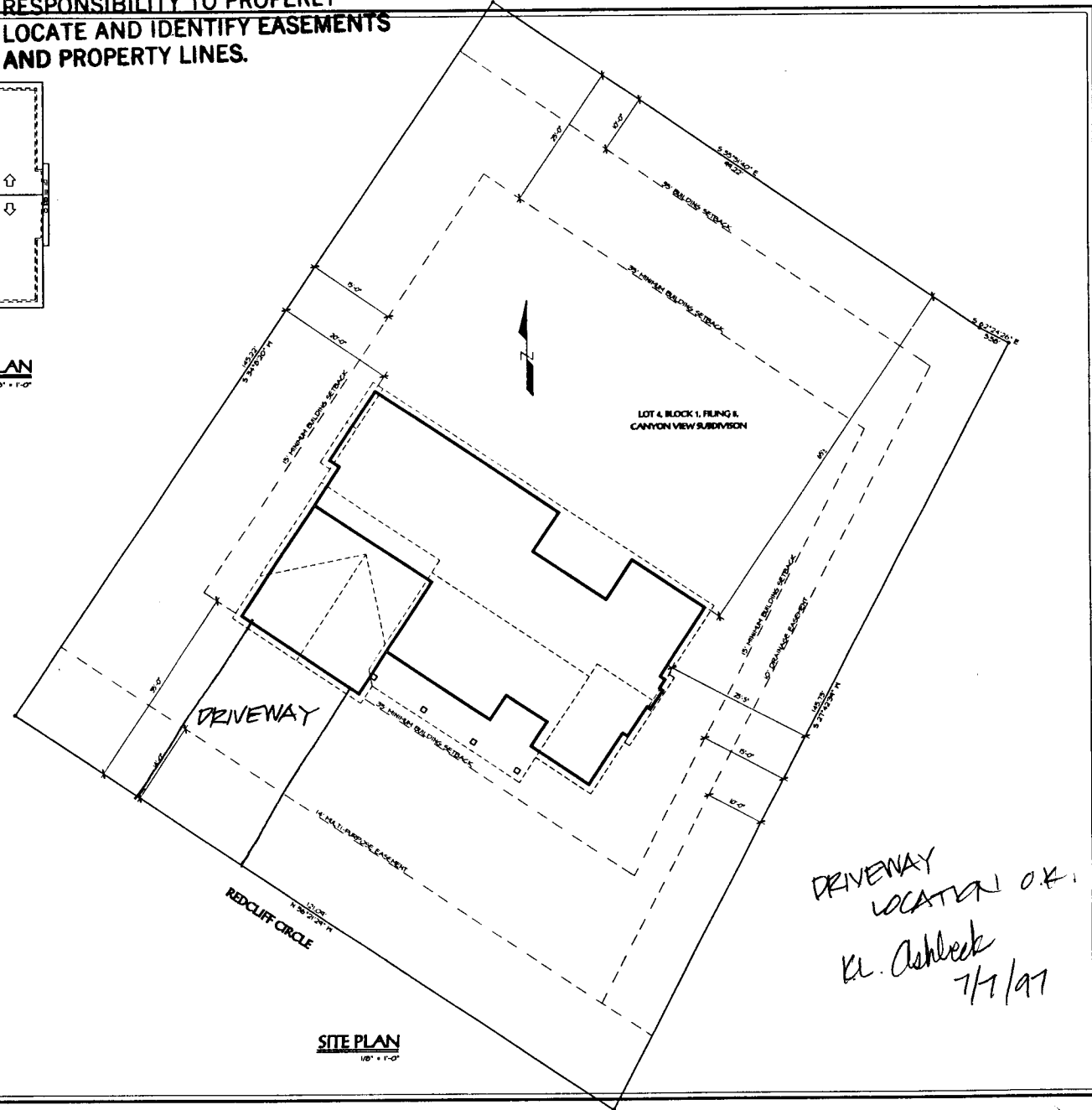
ACCEPTED *MR 7-10-97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



ROOF PLAN
1/8" = 1'-0"



TYPICAL WALL SECTION
1/2" = 1'-0"



SITE PLAN
1/8" = 1'-0"

*DRIVEWAY
 LOCATION O.K.
 KL. Ashbeck
 7/1/97*

BROWN
BENNETT CONSTRUCTION <small>Larry Bennett 688 E. 1/2 Road Grand Junction, CO 81501 Phone: 734-2444</small>
BROWN RESIDENCE 2160 REDCLIFF CIRCLE GRAND JUNCTION, COLORADO
SMITH <small>DESIGN</small> <small>DRN BY: D. THOMPSON & T. VAILL CHECKED BY: SCALE: AS NOTED DATE: 1-9-97 SHEET NO: A-3</small>
BROWN