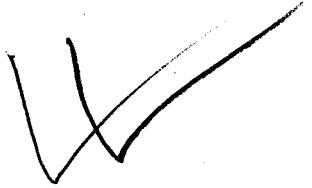


FEE \$	N/C
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 61303



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

BLDG ADDRESS 2162 Redcliff Cir. TAX SCHEDULE NO. 2947-351-19-033

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800

FILING 4 BLK Tract LOT B (part of Lot 1, BK 3) SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Canyon View HOA NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 2194 Canyon View Dr

(1) TELEPHONE 257-0543 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Thomas & Son Inc USE OF EXISTING BLDGS pumphouse

(2) ADDRESS 321 Quail Dr 81503 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-245-1195 pumphouse for irrigation system

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 _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions no easement
encroachments -

Maximum Height _____ CENSUS 140 TRAFFIC 64 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 [Signature] Date 7-22-97

Department Approval [Signature] Date 7-22-97

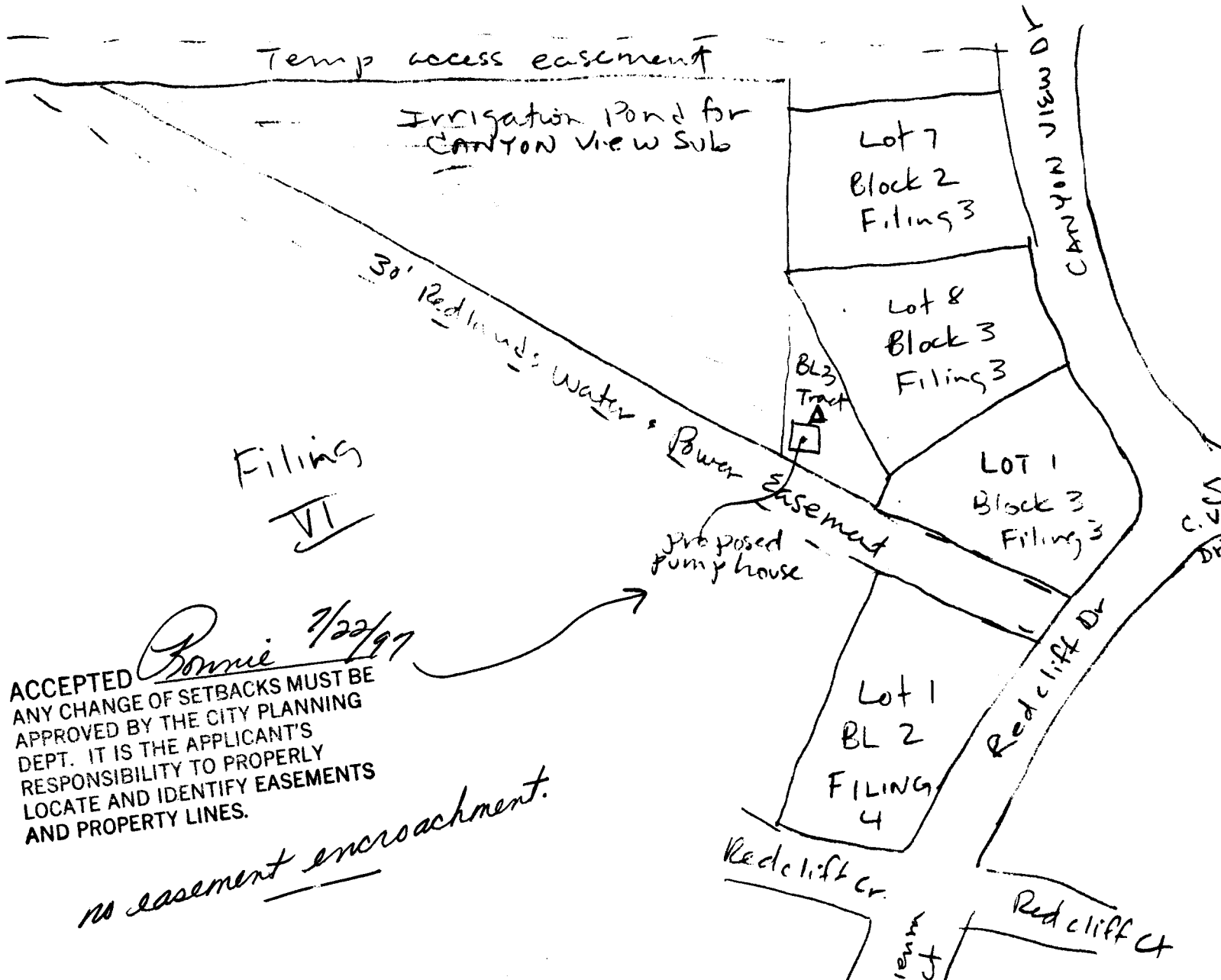
Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. _____

Utility Accounting [Signature] Date 7-23-97

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)

Pumphouse only



Filing VI

ACCEPTED Bonnie 2/22/97
 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.

no easement encroachment.

