

FEE \$ 10.00
 TCP \$ —
 SIF \$ 292.-



BLDG PERMIT NO. 62129

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

BLDG ADDRESS 2165 Red Cliff Circle TAX SCHEDULE NO. 2947-352-19-030
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING 5 BLK 2 LOT 16 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 RD
 (1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT John Bennett USE OF EXISTING BLDGS —
 (2) ADDRESS 833 24 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-0795 NEW HOME

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
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 1401 TRAFFIC 104 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).

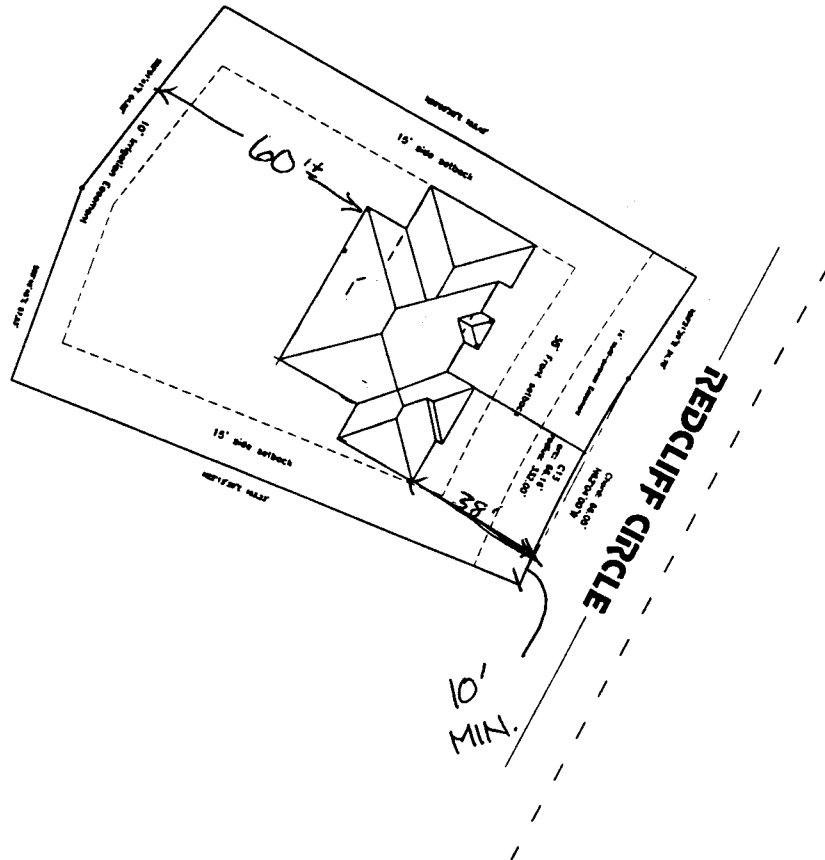
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature John Bennett Date 9-26-97
 Department Approval [Signature] Date 9-26-97
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. TR82242-1056/
 Utility Accounting [Signature] Date 9-26-97

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 SLC 9/26/97
 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.



CAN Y O N - 2 G E W
Block 2-Lot 16
2165 Redcliff Circle
 DRIVEWAY LOCATION O.K.
 re checked 9/22/97