

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 60789

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>2166 Red Cliff Circle</u>	TAX SCHEDULE NO. <u>2947-351-17-001</u>
SUBDIVISION <u>Canyon View</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2300</u>
FILING <u>5</u> BLK <u>1</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Larry Bennett</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>833 24 1/2 RD</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-0795</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Larry Bennett</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New</u>
(2) ADDRESS <u>833 24 1/2 RD</u>	<u>Home</u>
(2) TELEPHONE <u>241-0795</u>	

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PR 2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>35'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>1401</u> TRAFFIC <u>64</u> 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 <u>John Bennett</u>	Date <u>6/24/97</u>
Department Approval <u>Santa Costello</u>	Date <u>6/24/97</u>

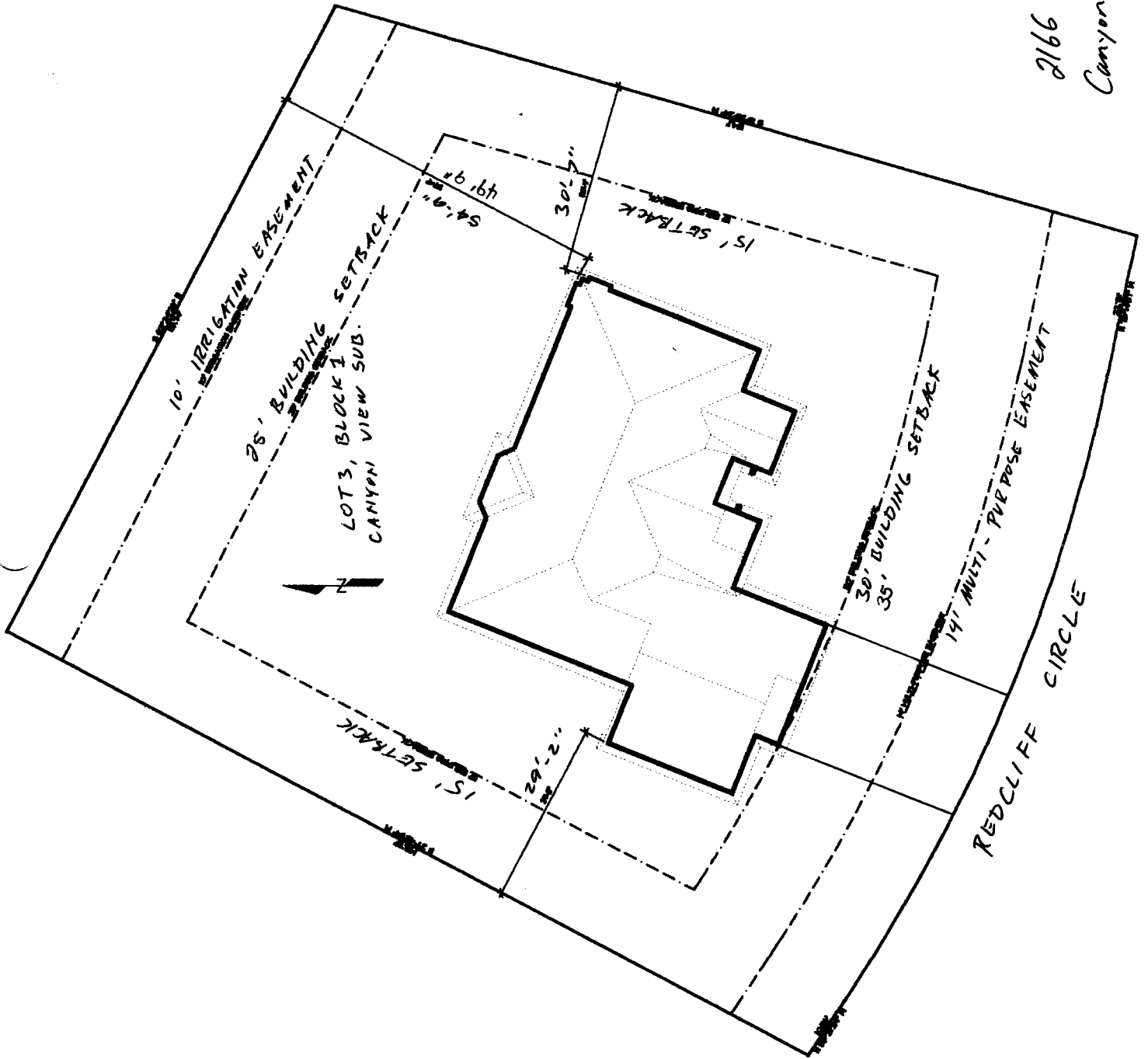
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10306

Utility Accounting Judy Shaffer Date 6/24/97

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)

2166 Redcliff Circle
Canyon View Subdivision



DRIVEWAY
LOCATION OK
J. Christo
6-13-97

ACCEPTED SLC 6/24/97
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.