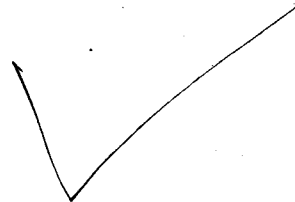


FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 60142

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



BLDG ADDRESS 2199 Red Cliff Dr TAX SCHEDULE NO. 2947-351-~~13~~-001¹⁹

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2009

FILING 4 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Chuck Cutts NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 311 Country Club park NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-0471 USE OF EXISTING BLDGS _____

(2) APPLICANT J.O. Const DESCRIPTION OF WORK AND INTENDED USE: New Home

(2) ADDRESS 3252 North 15 ct S-F

(2) TELEPHONE 241-9275

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 20' from center of ROW, whichever is greater
20' streetside
Side 15' from PL Rear 30' from PL Special Conditions _____

Maximum Height _____

CENSUS 1401 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 4/29/97

Department Approval [Signature] Date 5-8-97

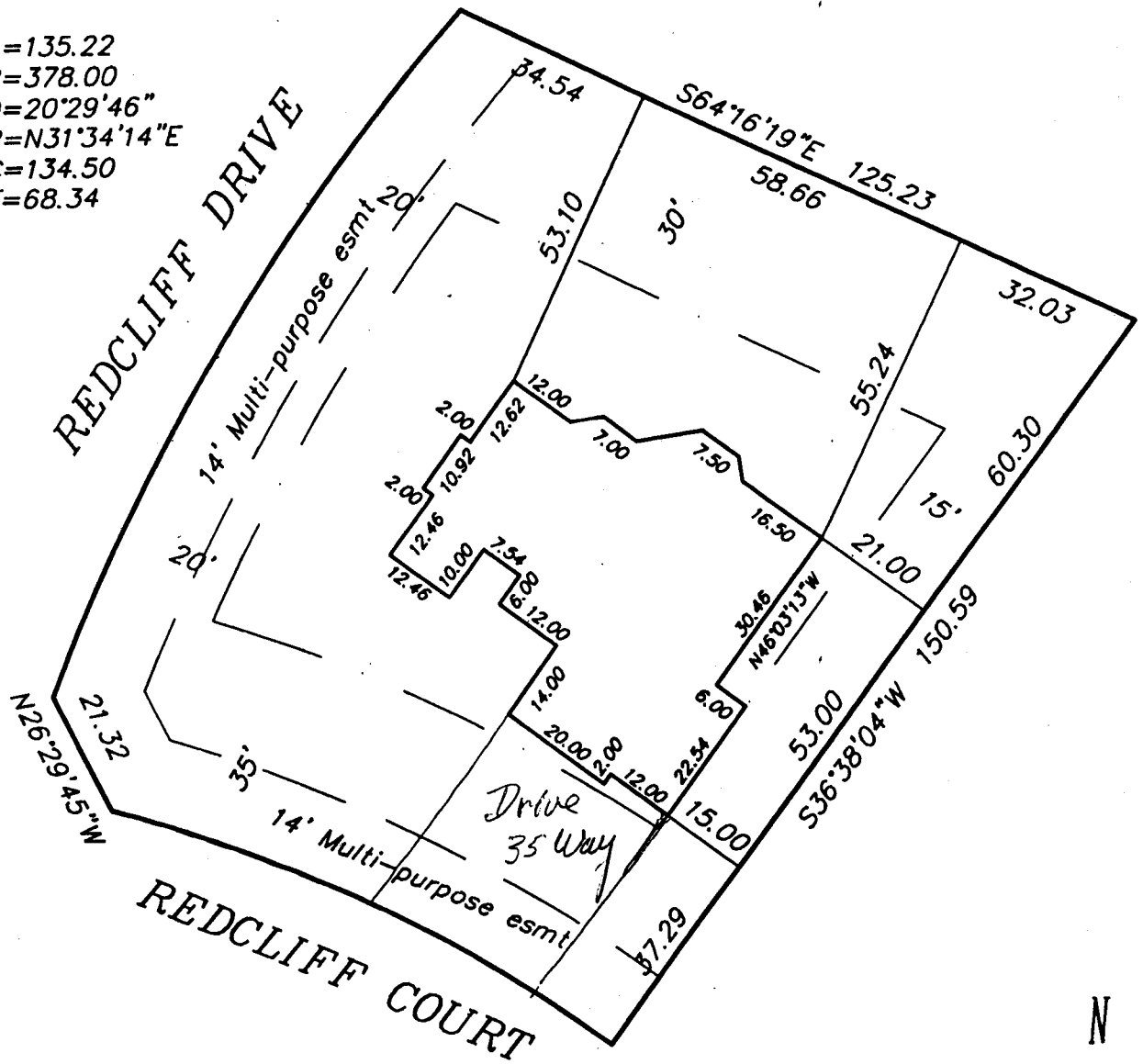
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10157

Utility Accounting [Signature] Date 5-8-97

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)

A=135.22
 R=378.00
 D=20°29'46"
 B=N31°34'14"E
 C=134.50
 T=68.34



A=94.08
 R=262.00
 D=20°34'30"
 B=S63°39'10"E
 C=93.58
 T=47.55

ACCEPTED MR 5-8-97
 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.



Driveway location OK.
 K. Ashlock
 4/29/97