

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 101659

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

BLDG ADDRESS 340 Red Cliff Ct. TAX SCHEDULE NO. 2947-351-19-005
 SUBDIVISION CANYON VIEWS SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20,40
 FILING 4 BLK #2 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER SKELTON CONSTRUCTION, INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 206 WY Pl.
 (1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SKELTON CONSTRUCTION, INC. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 206 WY Pl. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-9008 NEW RESIDENCE

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't 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 30' from PL Special Conditions _____
 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).

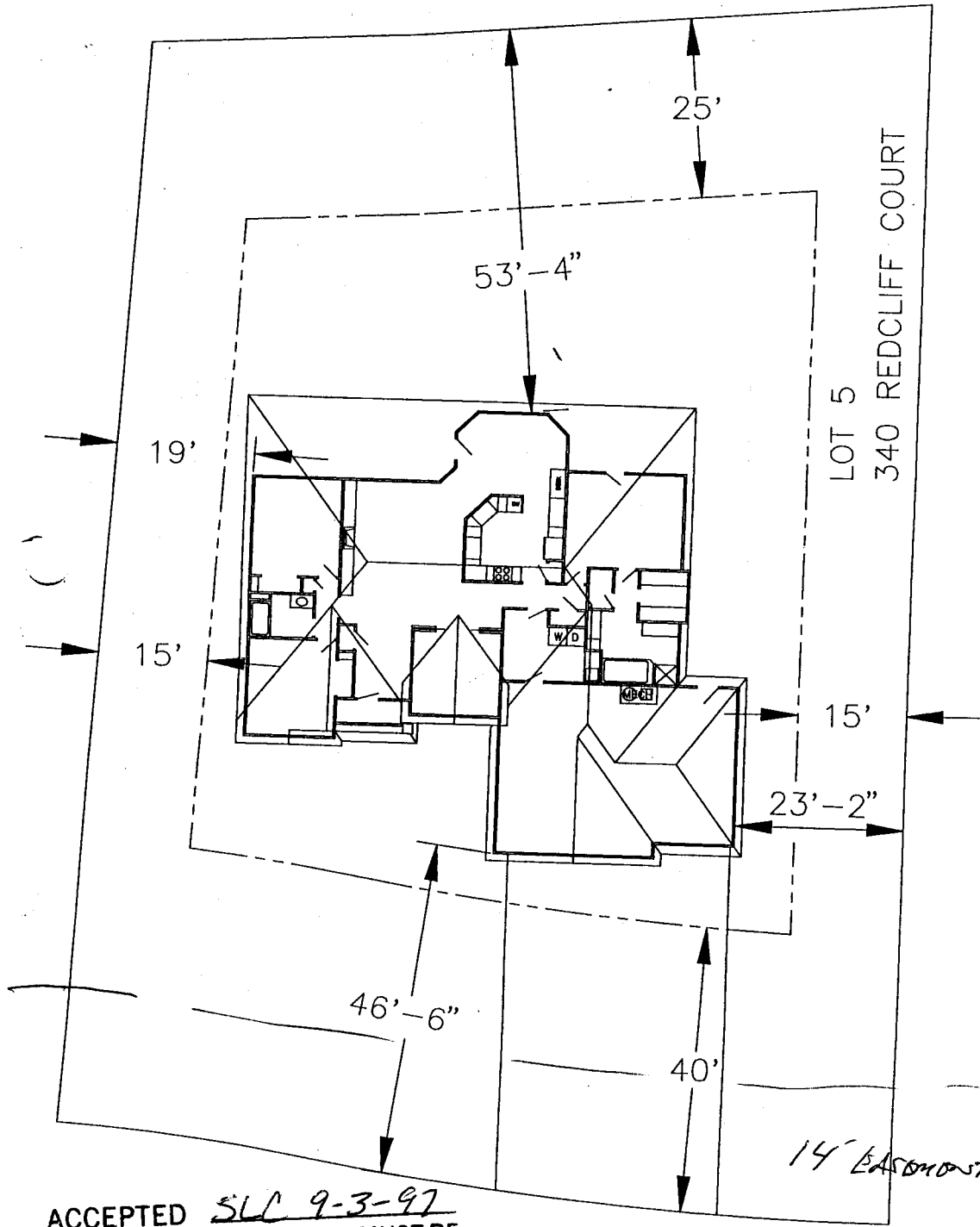
Applicant Signature [Signature] Date 9/3/97
 Department Approval [Signature] Date 9/3/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10519
 Utility Accounting [Signature] Date 9-3-97

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)

DESIGNED AND BUILT BY
SKELTON CONSTRUCTION, INC.



LOT 5
340 REDCLIFF COURT

SITE PLAN
SCALE 1/15

14' EASTMOST

ACCEPTED SLC 9-3-97
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.
By Ashbeck
8/19/97