

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>
SIF \$ <u>292⁰⁰</u>

BLDG PERMIT NO. 60786

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

BLDG ADDRESS 343 Sienna Ct TAX SCHEDULE NO. 2947-351-17-001
SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2640
FILING 5 BLK 2 LOT 14 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 Larry Bennett USE OF EXISTING BLDGS _____
(2) ADDRESS 833 24 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: NEW
(2) TELEPHONE 241-0795 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 30' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side Int 15' Ext 20' from PL Rear 25 from PL
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 Larry Bennett Date _____

Department Approval Santa Costello Date 6-24-97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 80922

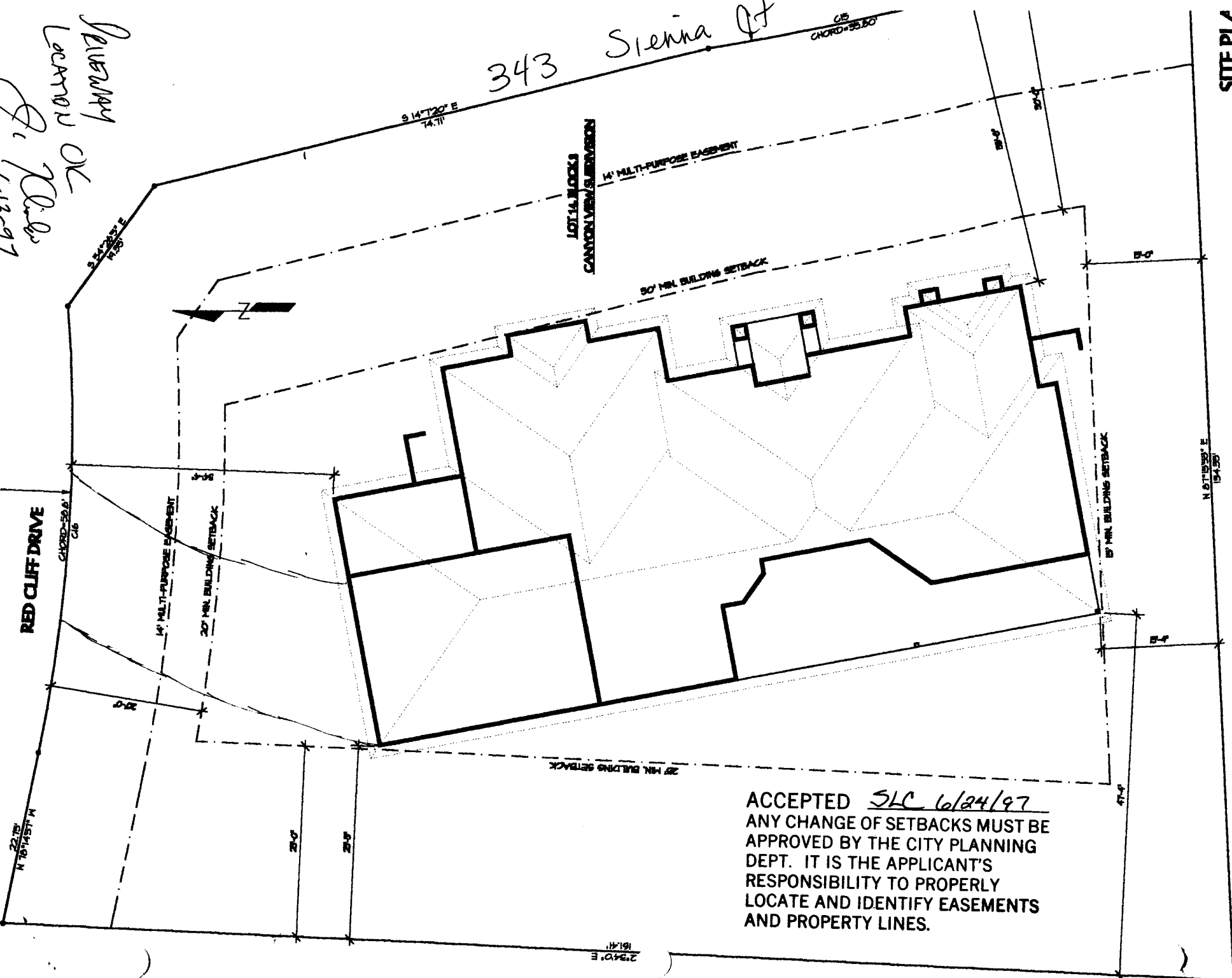
Utility Accounting Jay Shupe Date 6/24/97

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)

REVENUE OK
LOCATED
6-13-97

343 Sienna Ct



SITE PLAN

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.

Padilla Residence