

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 104132

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

CALL WHEN READY - or called 3-5-98

BLDG ADDRESS 336 Redcliff Ct TAX SCHEDULE NO. 2947-351-19-007
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 4 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Bennett Construction NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 833 24 1/2 RD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-0795 USE OF EXISTING BLDGS _____
 (2) APPLICANT John Bennett Payer 241.0173 DESCRIPTION OF WORK AND INTENDED USE: UCCW
 (2) ADDRESS 833 24 1/2 RD Home
 (2) TELEPHONE 241-0795

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 _____
 or _____ from center of ROW, whichever is greater
 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 John Bennett Date 3-6-98
 Department Approval Ronnie Edwards Date 3-6-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11051

Utility Accounting Christina Date 3-6-98

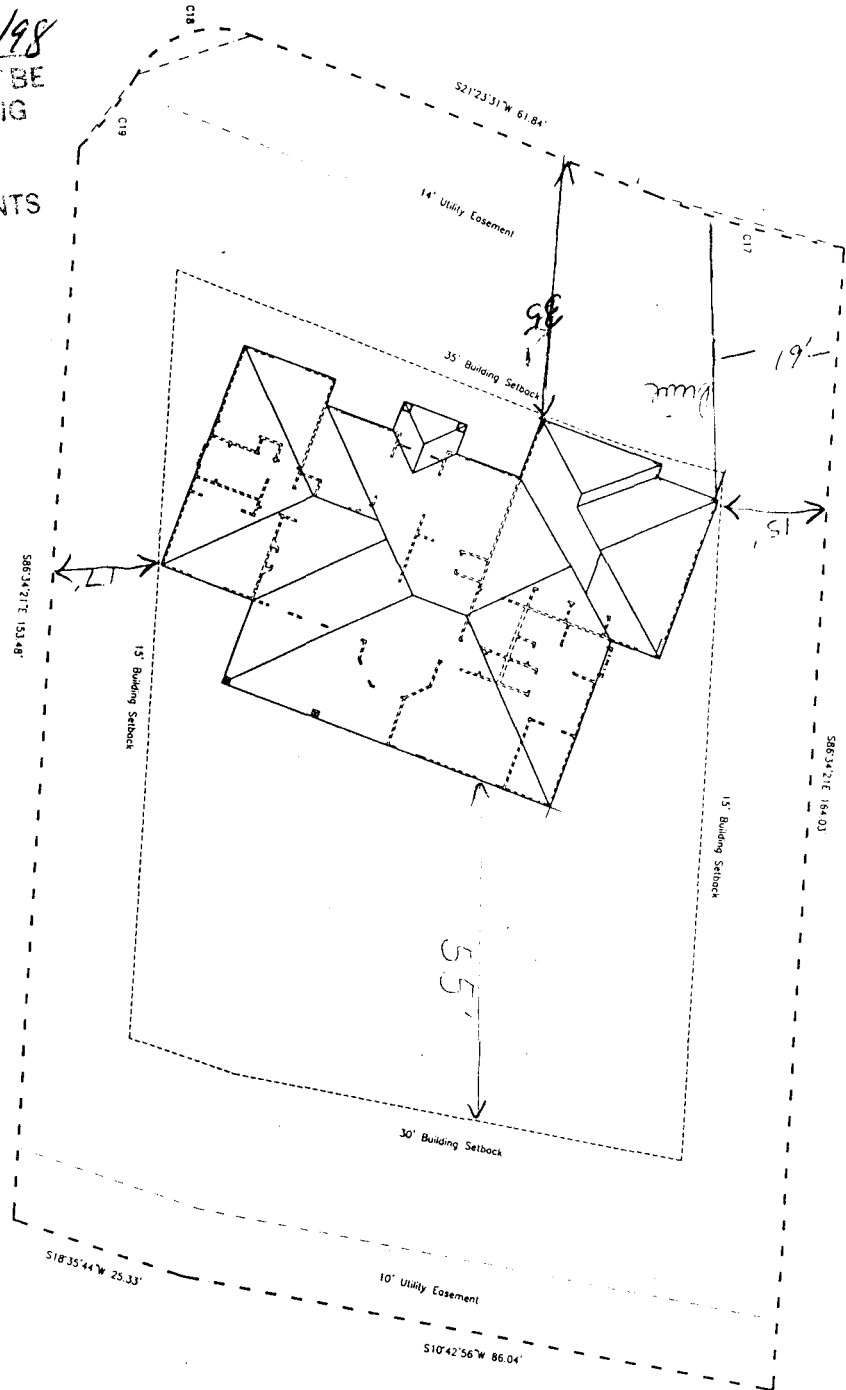
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

336 Rodcraft Ct.

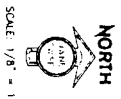
Ronnie 3/6/98

ACCEPTED
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.



CANYON VIEW SUBDIVISION

BLOCK TWO
LOT 7
.43 Ac



DRIVEWAY LOCATION
O.K.
Per setback 3/6/98
(10' MIN. IS ALL THAT
IS REQ'D FROM FB TO
EDGE OF DRIVE)