

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73397



Your Bridge to a Better Community

BLDG ADDRESS 374 Lime kiln way SQ. FT. OF PROPOSED BLDGS/ADDITION 2157
 TAX SCHEDULE NO. 2947-351-26-008 ^{PHOTO} SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Canyonview TOTAL SQ. FT. OF EXISTING & PROPOSED 2157
 FILING 8 BLK 4 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Bennett Co NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS Po Box 60340 USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Bennett Co TYPE OF HOME PROPOSED:
 (2) ADDRESS Po Box 60340 Site Built Manufactured Home (UBCM)
 (2) TELEPHONE 241-0795 Manufactured Home (HUD)
 Other (please specify) _____

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 3090
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 1401 TRAFFIC 644 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Dec 29, 99
 Department Approval Ashli Wagon Date 1/6/00

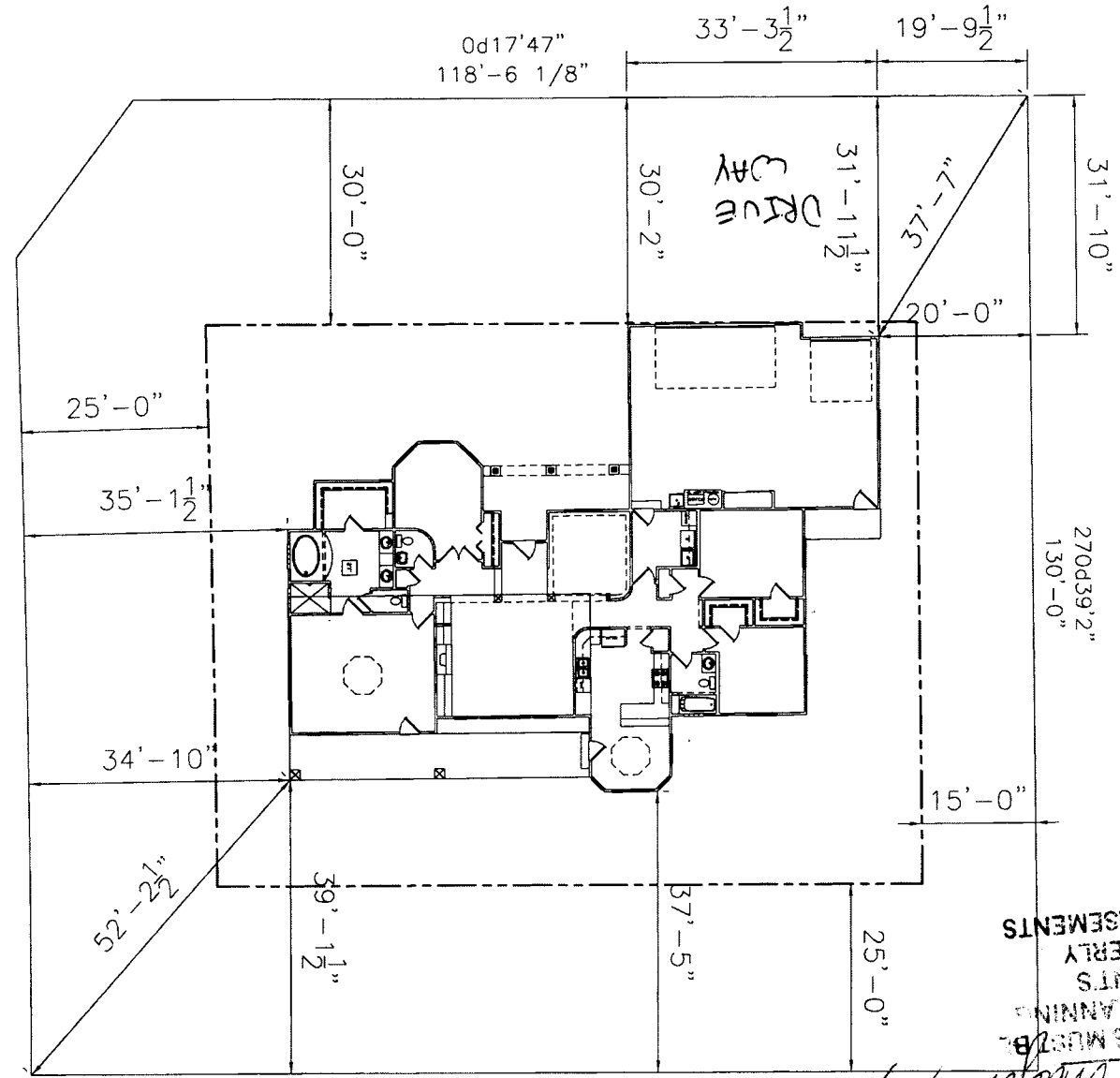
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12762</u>
Utility Accounting	<u>T. Bensley</u>		Date <u>11/6/99</u>

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)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

OVERLOOK DRIVE



12/29/79
DRIVE O.K.
H. W. [Signature]

374 Lime Kiln way

1/16/80

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)