

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73935



Your Bridge to a Better Community

BLDG ADDRESS 379 Lino Kilo Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2114
 TAX SCHEDULE NO. 2947-351-26-008 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED —
 FILING 8 BLK 3 LOT 6 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER Bennett Construction NO. OF BUILDINGS ON PARCEL
 Before: — 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 Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 6034 Site Built Manufactured Home (UBC)
 (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 04 ANNEX# _____

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).

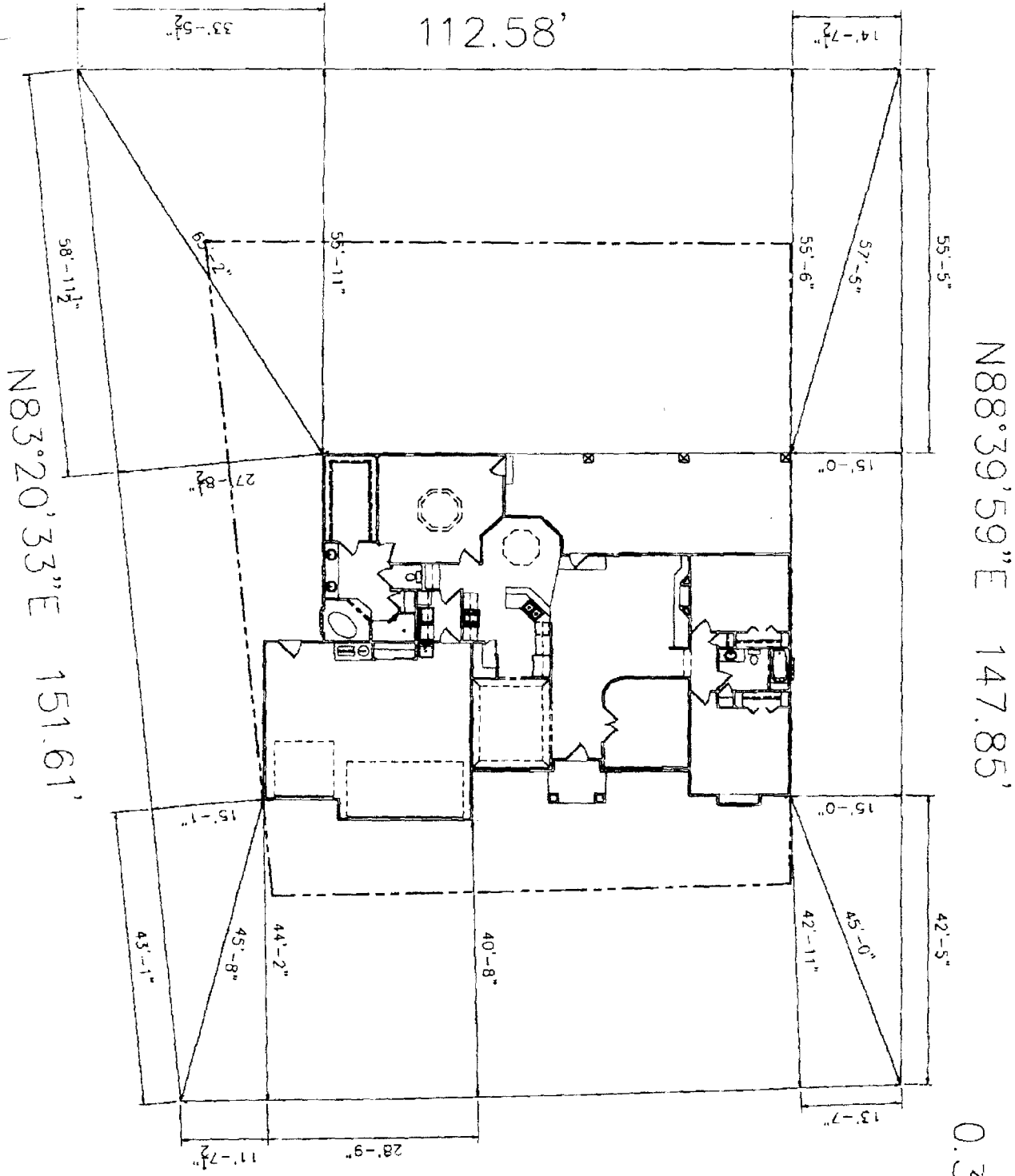
Applicant Signature John Bennett Date 2-15-00
 Department Approval Fisher Chagon Date 2/22/00

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>12829</u>
Utility Accounting <u>Claims</u>	Date <u>2-22-00</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)

TO VARIOUS OWNERS



N83°20'33"E 151.61'

N88°39'59"E 147.85'

112.58'

DRIVE O.K.

Erud
2/29/00

379 LIME KILN

0.363
Lot 3
B100
2/29/00

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.