

FEE \$ 1000  
TCP \$ 0

BLDG PERMIT NO. 53122

*Not in effect till 8/25*

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

✓ \$

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2216 COKE OVENS CT TAX SCHEDULE NO. 2945-193-07-021

SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3300

FILING 5 BLK 1 LOT 21 SQ. FT. OF EXISTING BLDG(S) - 0 -

(1) OWNER ROY ALEXANDER NO. OF DWELLING UNITS  
BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 654 ALDREA VISTA CT  
PALISADE CO. NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 464-0153 BEFORE: - 0 - AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT GARY DE RUSH USE OF EXISTING BLDGS NONE

(2) ADDRESS 609 MEANDER DR. DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 260-0057 NEW HOME - S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR 1.6 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 40' from property line (PL) Parking Req't \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 35' from PL Rear 35' from PL Special Conditions ACCO required

Maximum Height \_\_\_\_\_

CENS.T. 14 T.ZONE 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 Gary D. DeRush Date 8/11/95

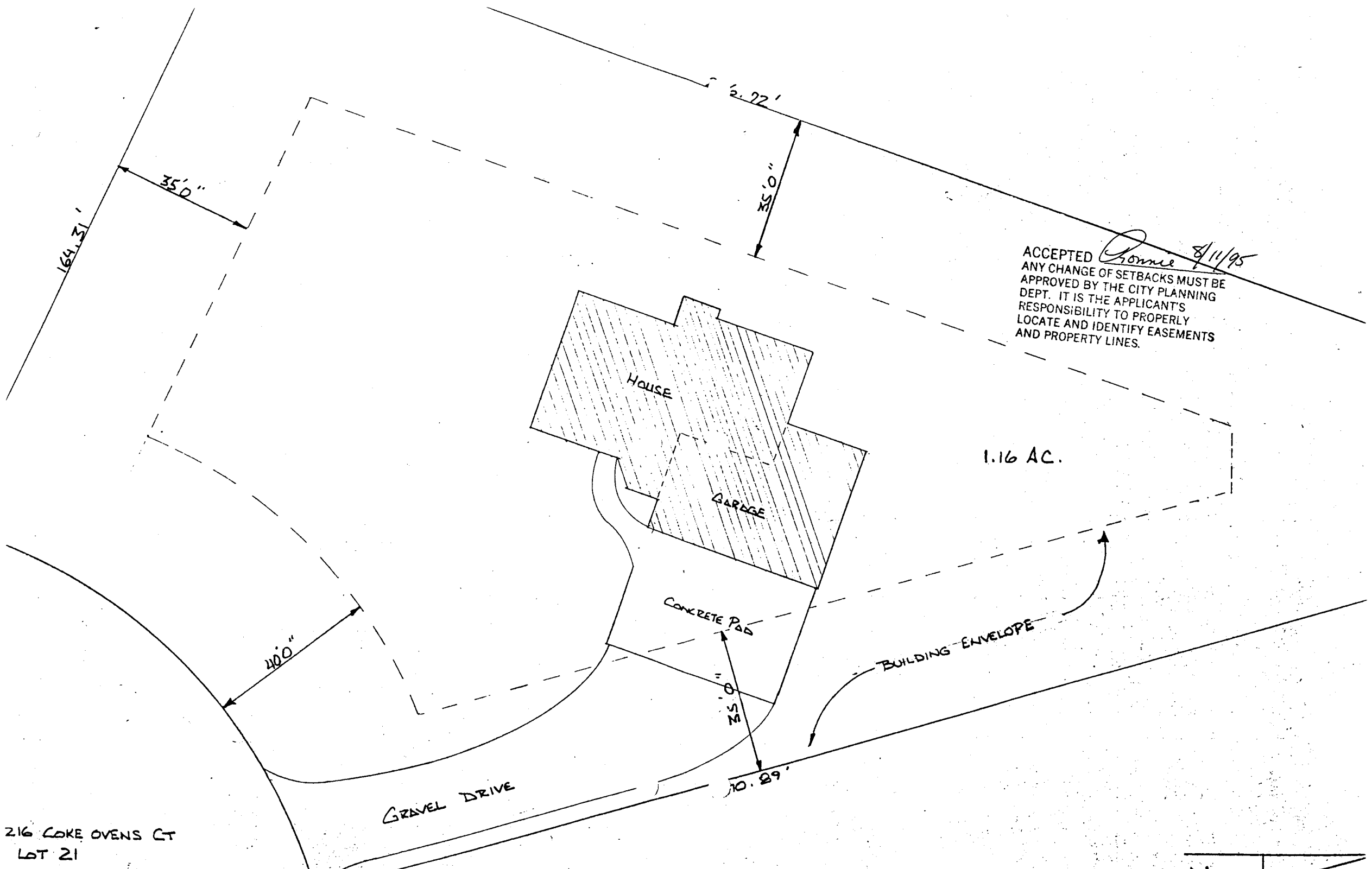
Department Approval Ronnie Edwards Date 8/11/95

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 8521 S/F

Utility Accounting Mellie Fowler Date 8-11-95

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)



ACCEPTED *Chonnie* 8/14/95  
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.

1.16 AC.

216 COKE OVENS CT  
LOT 21

