

FEE \$ 10-

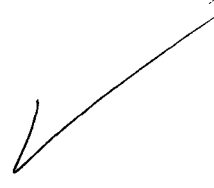
BLDG PERMIT NO. 53588

TCP 500-

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT



BLDG ADDRESS 2219 Coke Ovens Ct. TAX SCHEDULE NO. 2945-193-07-026

SUBDIVISION Monument Valley Filing V SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2666

FILING V BLK 1 LOT 26 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Jim West - Builder, Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 759 Horizon Dr., Unit E NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-4310 USE OF EXISTING BLDGS single family residence

(2) APPLICANT Jim West - Builder, Inc. DESCRIPTION OF WORK AND INTENDED USE: new

(2) ADDRESS 759 Horizon Dr., Unit E single family residence

(2) TELEPHONE 242-4310

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) or _____
from center of ROW, whichever is greater

Side 35' from PL Rear 35' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS TRACT 14 TRAFFIC ZONE 66

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 Jim West Date 9-27-95

Department Approval Ronnie Edwards Date 9-28-95

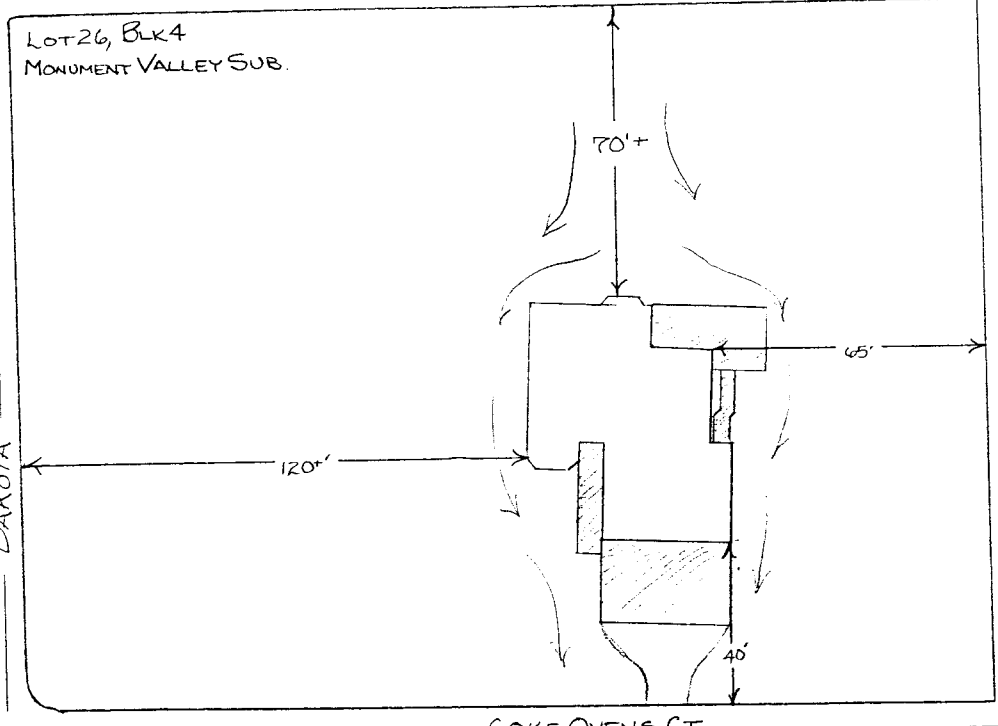
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8634

Utility Accounting Jackie S. Berry Date 9/28/95

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

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

CHRIS AND SHERRY HENDERSON
RESIDENCE
2219 COKE OVENS CT,
GRAND JCT, COLO



SITE PLAN
SCALE: 1" = 30'0"

COKE OVENS CT

FRONT

ACCEPTED *Ronnie* 9/28/95
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.