

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 54185

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

pc
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af

5630-0770-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2210 Red Canyon Ct. TAX SCHEDULE NO. 2945-193-07-009
SUBDIVISION Mon. Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500
FILING 5 BLK 9 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER GREG FOX NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2210 RED CANYON CT. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-1658 USE OF EXISTING BLDGS N/A
(2) APPLICANT J. Dyer Const. Inc. DESCRIPTION OF WORK AND INTENDED USE: 1-
(2) ADDRESS 2174 BROADWAY SINGLE FAMILY DWELLING
(2) TELEPHONE 245-8610

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'mt _____
or _____ from center of ROW, whichever is greater
Side 35' from PL Rear 35' from PL Special Conditions ACCD approval is 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 *Jack Oya* Date 11/17/95

Department Approval *Marcia Rabideaux* Date 11-17-95

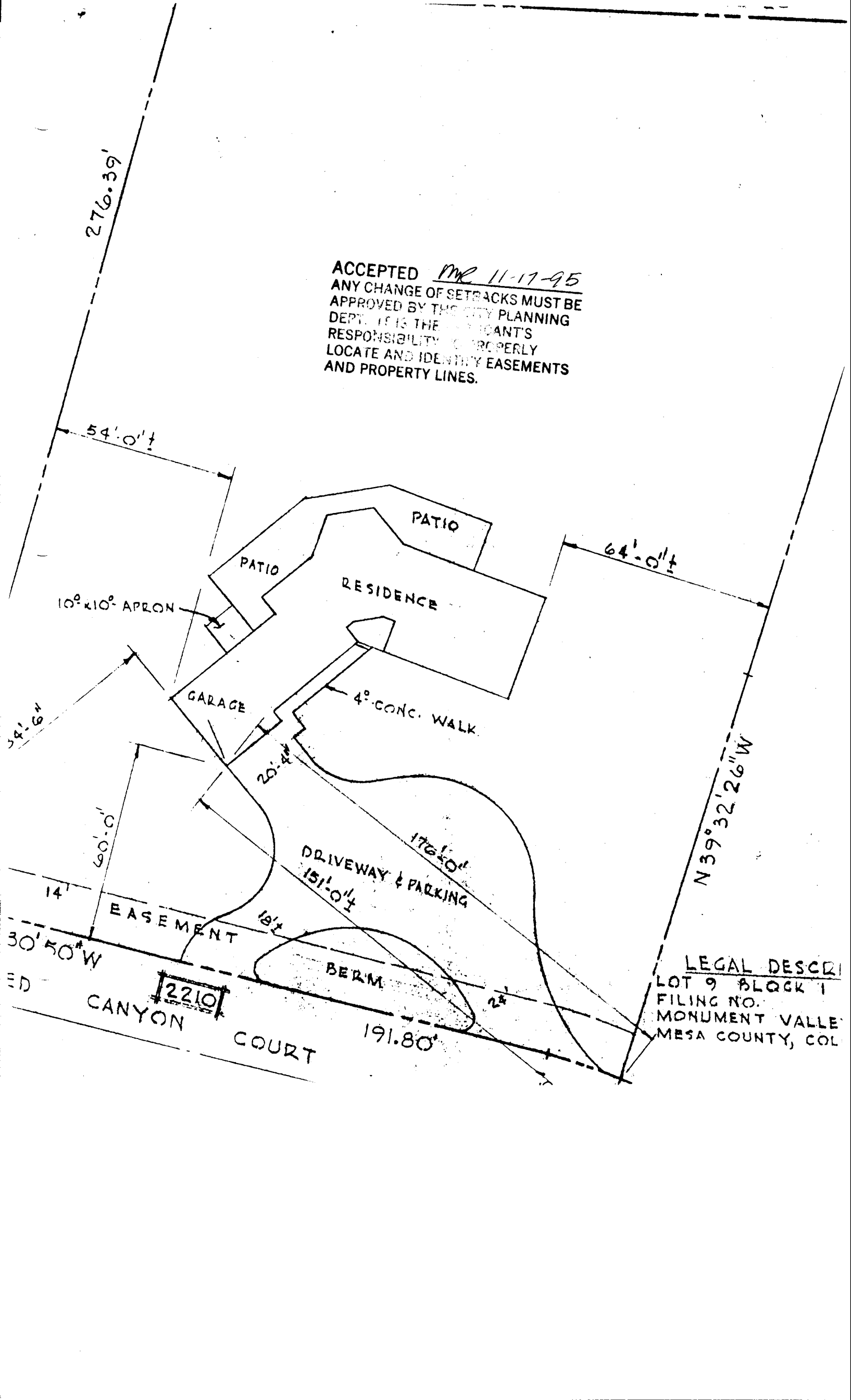
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8756-5/F

Utility Accounting *Melvin Fowler* Date 11-20-95

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 MC 11-17-95
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE ADJACENT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



10' x 10' APRON

PATIO

PATIO

RESIDENCE

GARAGE

4" CONC. WALK

DRIVEWAY & PARKING

EASEMENT

BERM

2210

CANYON COURT

LEGAL DESCR
 LOT 9 BLOCK 1
 FILING NO.
 MONUMENT VALLE
 MESA COUNTY, COL

276.39'

54'-0"±

64'-0"±

N 39° 32' 26" W

60'-0"

14'

30' 50" W

20'-4"

176'-0"

151'-0"±

18'

2'

191.80'