

FEE \$ - 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 55645

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2205 Red Canyon Ct. TAX SCHEDULE NO. 2945-193-07-019
 SUBDIVISION Monument Valley Estates SQ. FT. OF PROPOSED BLDG(S) ADDITION 2224
 FILING 5 BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Rich McCreano- NO. OF DWELLING UNITS
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 385 Hillview Dr
 NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Peck Construction-Milo USE OF EXISTING BLDGS —
 (2) ADDRESS 107 Glade Park Rd 65 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-5560 Single Family Residence

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 2
 or _____ from center of ROW, whichever is greater
 Side 35' from PL Rear 35' from PL Special Conditions _____
 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).

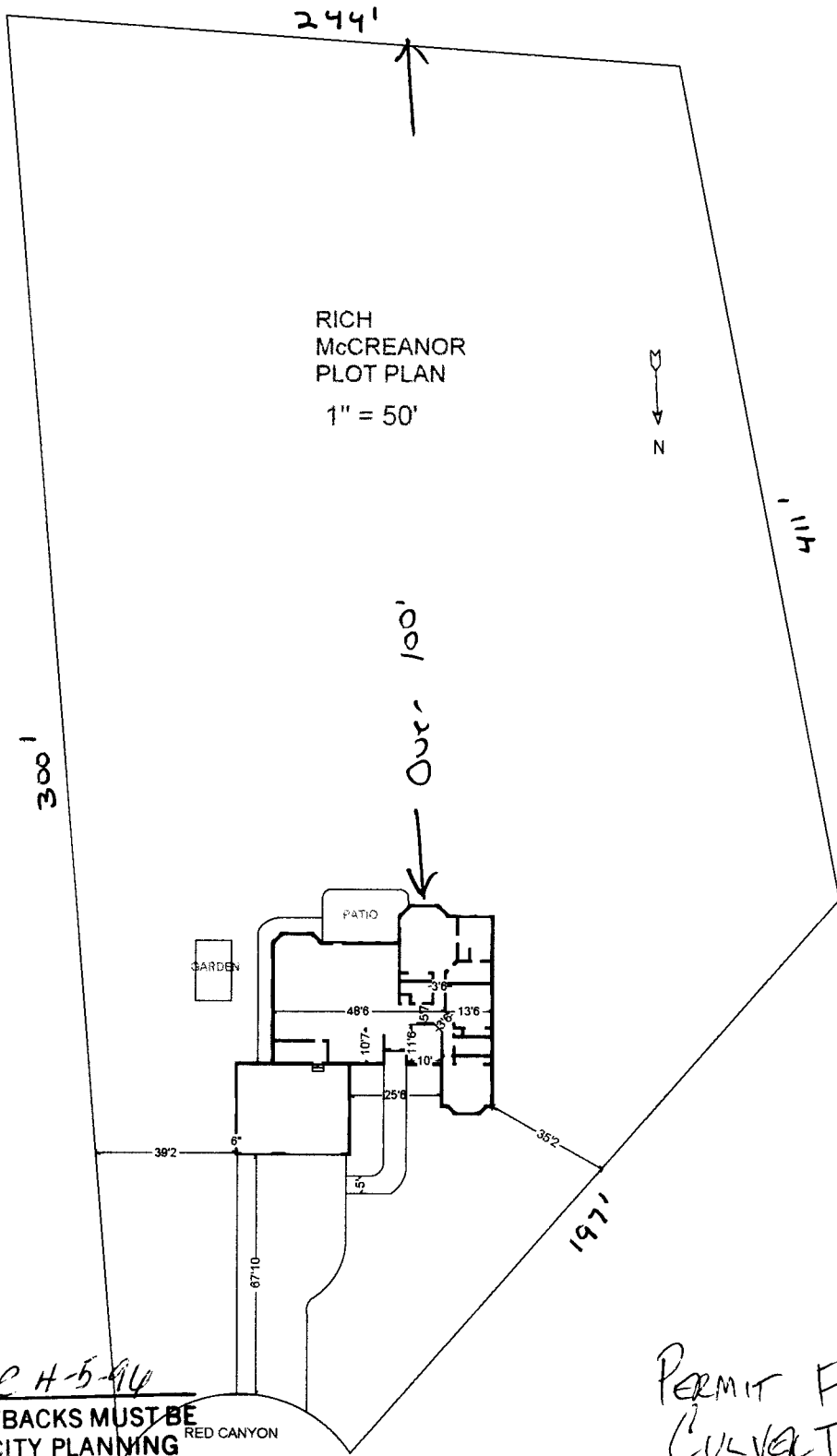
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4/4/96
 Department Approval [Signature] Date 4-5-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9103
 Utility Accounting [Signature] Date 4-5-96

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 H-5-96
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LAYOUT AND IDENTIFY EASEMENTS AND PROPERTY LINES.

PERMIT FOR DRIVEWAY
CULVERT REQUIRED
FROM CITY ENGINEER'S
OFFICE.

Jo Kish
4-4-96

Multiple Copies: Please Type or Press Firmly With Ball Point Pen

4283

Copy Distribution
White-Contractor
Canary-Office File
Green-Inspector
Pink-Street Supt.

CITY OF GRAND JUNCTION
250 North Fifth Street
Grand Junction, Colo. 81501

Department of Public Works
Engineering Division
Phone (303) 244-1555
Fax (303) 244-1599

PERMIT FOR CONSTRUCTION AND INSTALLATION OF FACILITIES IN PUBLIC RIGHT OF WAY

Contractor
Company Peak Construction
Concrete Curbing/Sidewalk License No. —
Address 107 Glade Park Rd
City Grand Jct. State Colo. Zip Code 81502
Application Date 4/5/96
Date Work to Begin 4/9/96
Anticipated Completion Date 10/9/96

(Water Conservancy Districts Exempt) Permit Fee
Curbing/Sidewalk Permit (\$30) \$ —
Pavement Cut/Excavation Permit (\$50) \$ —
Plus \$0.05 per linear foot of trench over 100' in length \$ —
Other \$ —
Total Permit Fees \$ 144

Responsible Charge
Milo Johnson 343-5560
Responsible Construction Supervisor Phone No.
Rich McCrae 241-4442
Alternate Responsible Person Phone No.
Mil- 243-5560
After Working Hours Contact Phone No.

Job Location(s)
Street Address/Location(s) 2205 Red Canyon Ct.

Subdivision Name (If Known) Monument Valley Elix 5

Type of Work 1 Remove Existing 2 Repair Existing 3 Replace Existing 4 New Installation
 1 2 3 4 Sanitary Sewer 1 2 3 4 Irrigation 1 2 3 4 Driveway 1 2 3 4 Underground Power Main Line
 1 2 3 4 Storm Sewer 1 2 3 4 Curb & Gutter 1 2 3 4 Telephone 1 2 3 4 Gas Service Line
 1 2 3 4 Water 1 2 3 4 Sidewalk 1 2 3 4 Cable T.V. 1 2 3 4 Other —

Estimated Quantities
Curb, Gutter & Sidewalk None Lineal Feet Sidewalk Crossing Drain — Each
Curb & Gutter None Lineal Feet Storm Drain Inlet — Each
Sidewalk None Lineal Feet Asphalt Pavement — Square Yards
Driveway Section 4" over 4" gravel Square Yards Concrete Pavement — Square Yards
Drain Pan — Lineal Feet Other —
Excavation Volume 30 Cubic Yards Type of Backfill —

Requirements (To Be Completed By City) Testing Requirements**
Yes No
 Performance Guaranty Backfill Compaction Test(s) AASHTO T-99
 Traffic Control Plan Roadbase Compaction Test(s) AASHTO T-180
 Pedestrian Safety Plan Bituminous Pavement Compaction Test(s) AASHTO T-230
 Inspection of Concrete Forms & Base Concrete Slump/Air Test(s) AASHTO T-119, T-152
 Inspection of Facilities Prior to Back-Fill Concrete Compressive Strength AASHTO T-22, T-23
 Inspection of Subgrade After Back-Fill Other Testing: —
 Final Inspection Upon Completion of Work
 Community Development Department Approval *
 End of day surface restoration required. (Surfacing material to be used —)

* Community Development Department approval required for new or changed access to all streets except residential.
** All compliance testing shall be performed by a qualified independent laboratory. Frequency of testing shall be in accordance with city specifications.

In accepting this permit the undersigned, representing the Permittee, verifies that he has read and understands all the provisions and requirements of this permit; that he has authority to sign for and bind the Permittee; and by virtue of his signature the Permittee is bound by and agrees to comply with all City ordinances, standards and specifications regulating construction.

Contractor [Signature]
Permit Valid For 6 Months From Date Issued

Preconstruction Inspection by: [Signature] Date 4-5-96
Public Works Permit Approval by: _____ Date _____
Community Development Approval by: _____ Date _____
Final Inspection by: _____ Date _____