

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 63538

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2214 COKE OVENS CT. TAX SCHEDULE NO. 2945-193-07-020

SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,630

FILING 5 BLK 1 LOT 20 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER ROY & COLLEEN CROMER NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2227 CODELS CANYON

(1) TELEPHONE 245-9655 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DAWAYNE MARTIN INC USE OF EXISTING BLDGS _____

(2) ADDRESS 1712 GLENWOOD AVE DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 243-9365 NEW RESIDENCE

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-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 need ACCO approval

Maximum Height _____

CENSUS 1401 TRAFFIC 63 ANNEX# _____

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 Dawayne Martin Date 1-13-98

Department Approval Antonia Castella Date 1-15-98

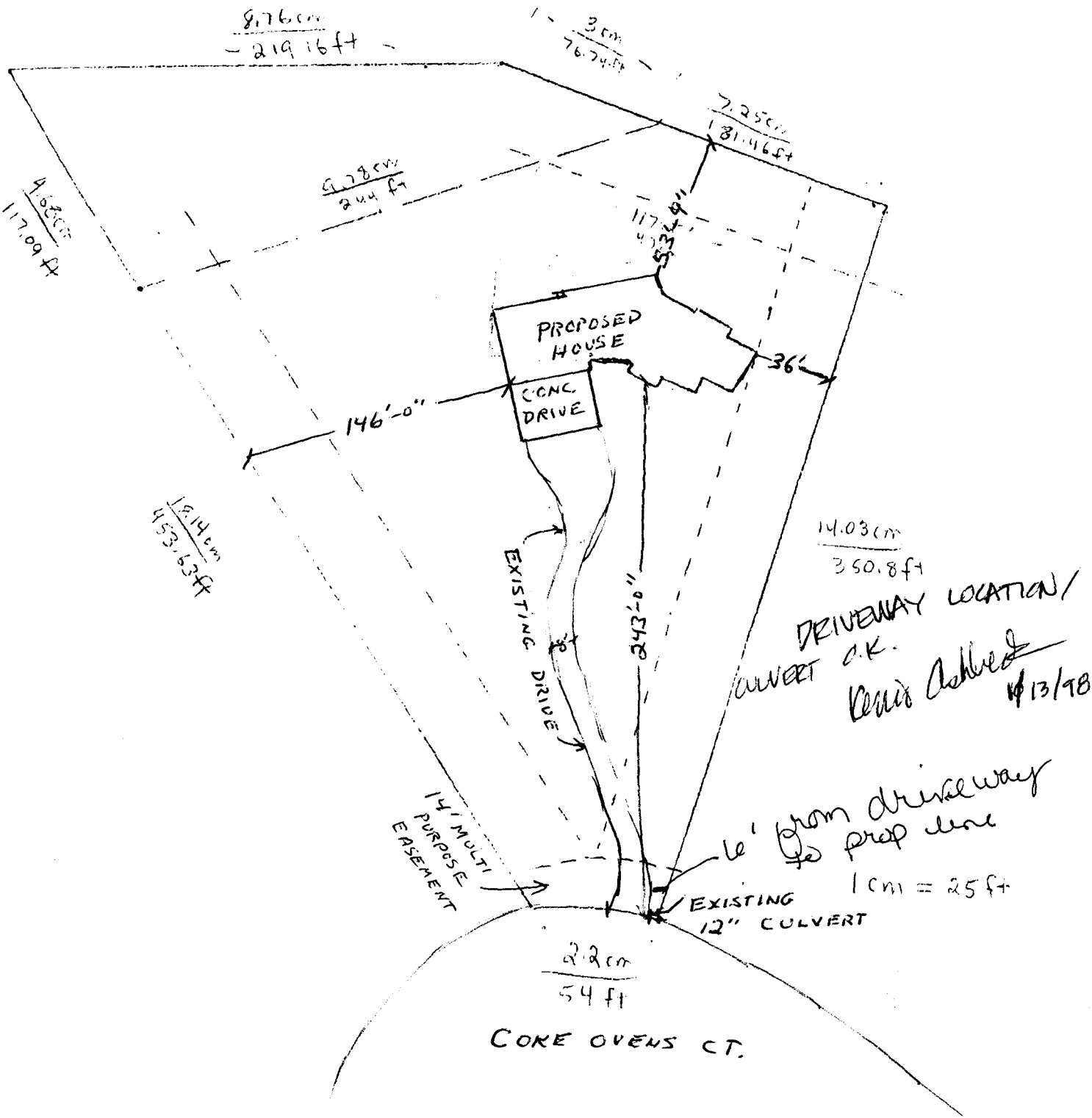
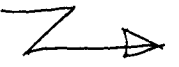
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 84220

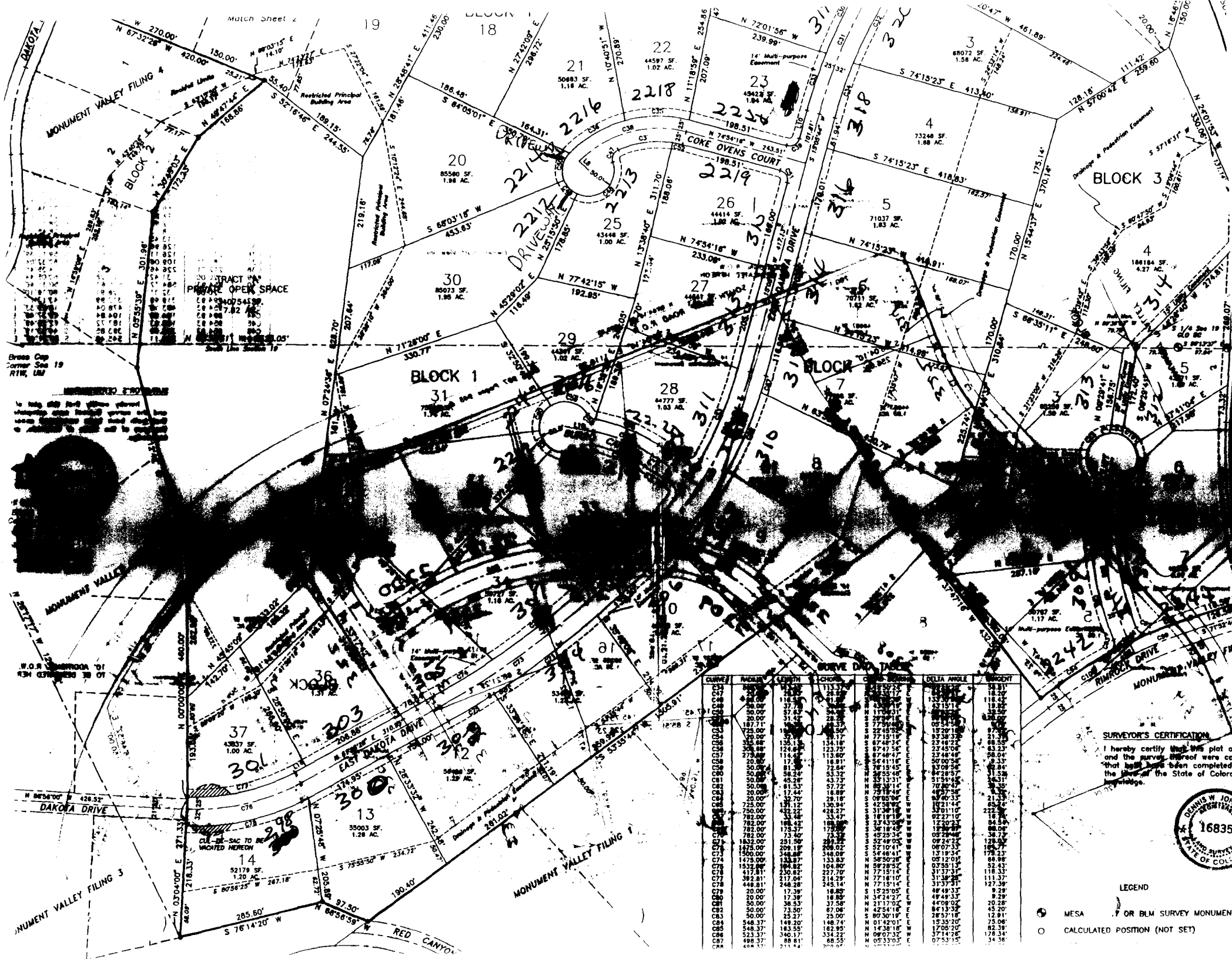
Utility Accounting M Cole Date 1/15/98

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 SLC 1.15.98
 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.





SURVEY DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	SURGENT
C01	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C02	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C03	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C04	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C05	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C06	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C07	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C08	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C09	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C10	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C11	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C12	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C13	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C14	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C15	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C16	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C17	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C18	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C19	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C20	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C21	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C22	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C23	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C24	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C25	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C26	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C27	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C28	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C29	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C30	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C31	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C32	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C33	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C34	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C35	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C36	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C37	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C38	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C39	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C40	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C41	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C42	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C43	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C44	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C45	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C46	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C47	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C48	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C49	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91
C50	50.00	113.37	113.37	N 113°37'00" E	113.37	58.91

SURVEYOR'S CERTIFICATION

I hereby certify that this plat of and the survey thereof were completed and the laws of the State of Colorado.



LEGEND

- MESA
- CALCULATED POSITION (NOT SET)
- OR BLM SURVEY MONUMENT