

FEE \$ 10.-

BLDG PERMIT NO. 05296

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2218 Red Canyon Ct. TAX SCHEDULE NO. 2945-193-07-013

SUBDIVISION Monument Valley Fil. #5 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4540

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

(1) OWNER Leonard, Owen NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 3598
Grand Junction, CO NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-7225

(2) APPLICANT Jim West - Bulder, Inc. USE OF EXISTING BLDGS N/A

(2) ADDRESS 759 Horizon Dr., #E DESCRIPTION OF WORK AND INTENDED USE: new

(2) TELEPHONE 242-4310 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 RH-1.1e Maximum coverage of lot by structures —

SETBACKS: Front 40' from property line (PL) or
from center of ROW, whichever is greater Parking Req'mt 2

Side 35' from PL Rear 35' from PL Special Conditions /

Maximum Height — CENSUS TRACT 401 TRAFFIC ZONE 04

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 James West Date 6/08/98

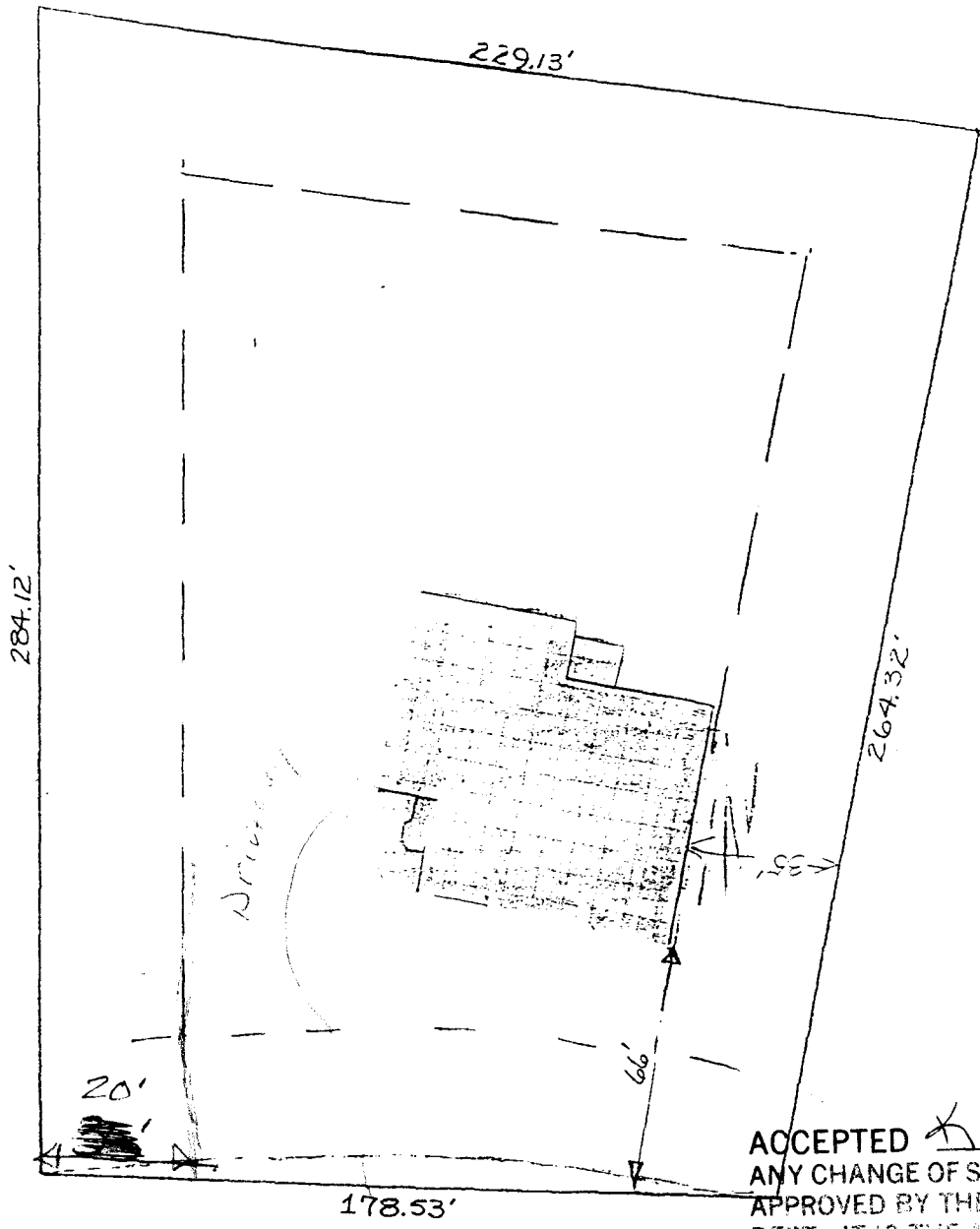
Department Approval H. Valdez Date 6-9-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11350

Utility Accounting J. Adams Date 6-9-98

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)



ACCEPTED *KV 6-9-98*
 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.

2218 Red Canyon Ct

DRIVENWAY LOCATED O.K.

Keith Bohler

6/8/98

* CULVERT REQUIRED
 MUST MEET CITY STDS.
 (NO CMP)