

FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 80155



Your Bridge to a Better Community

23448-15046

BLDG ADDRESS 2220 Coke Ovens Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 364<sup>sq</sup> of Roof & Patio

TAX SCHEDULE NO. 2945-193-07-023 SQ. FT. OF EXISTING BLDGS 3500 3094

SUBDIVISION Monument Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 3500 3094

FILING 5 BLK 1 LOT 23

(1) OWNER Jim Gevegan

(1) ADDRESS 2220- Coke Ovens Ct.

(1) TELEPHONE 256-9215

(2) APPLICANT RED HART CONST.

(2) ADDRESS 2320- E 1/2 Road 81503

(2) TELEPHONE 234-0822

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS S/F Residence

DESCRIPTION OF WORK & INTENDED USE Covered Patio - S/F

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) Covered patio addition

**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 PR1.6

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 40' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 35' from PL, Rear 35' from PL

Parking Req'mt no change

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 64 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Daniel R. Hart Date May 31, 2001

Department Approval Ronnie Edwards Date 6/1/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>patio only</u>
Utility Accounting <u>Rothel Vanover</u>		Date <u>6-1-01</u>	

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)

LOT 24 Vacant

239.99'

2220 Coke Ovens Court  
Monument Valley Filing #5  
Block #1 Lot #23  
2945-29307023

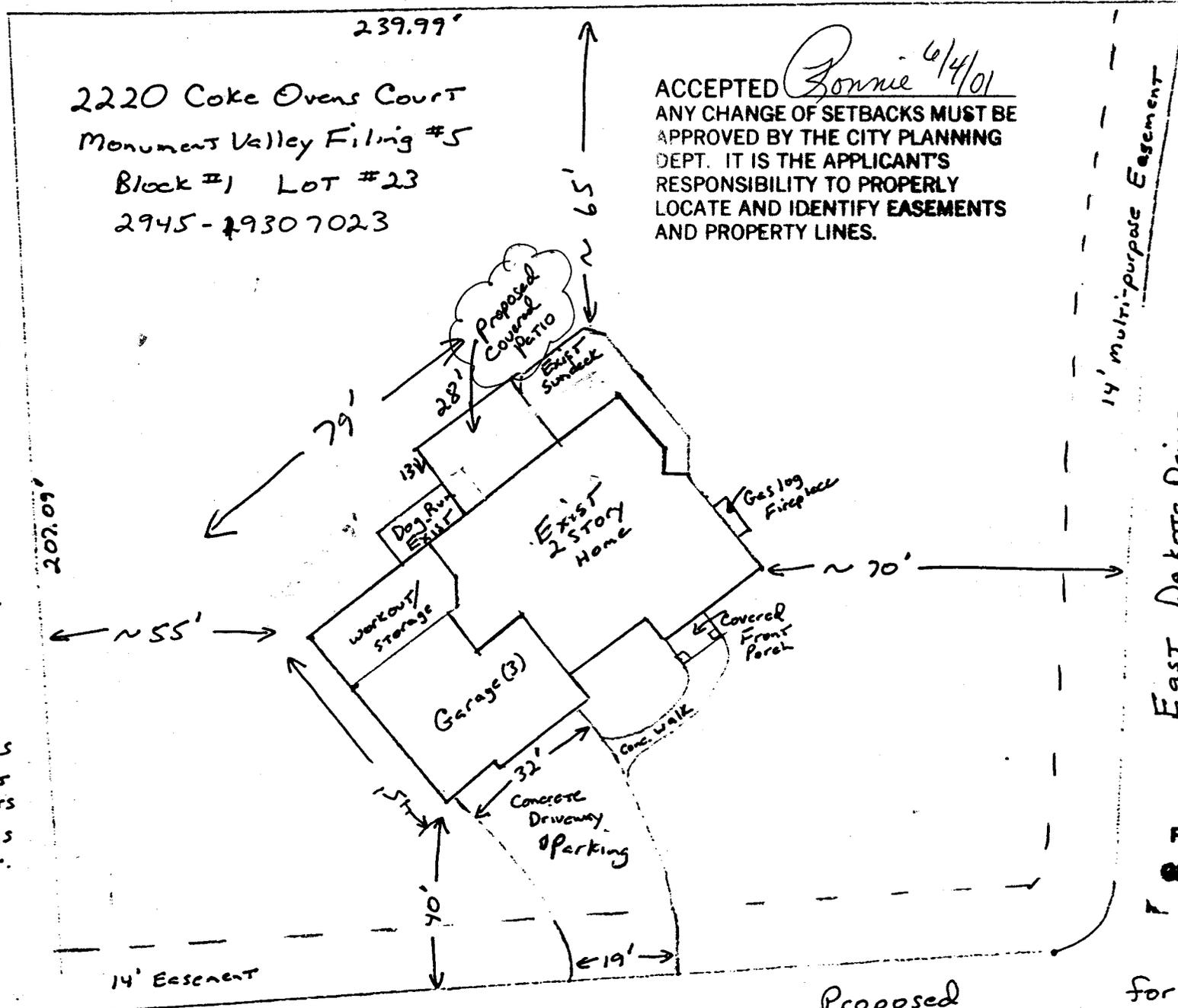
ACCEPTED *Ronnie 6/4/01*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

North ↑

Scale  
1" = 30'

LOT 22  
Vacant

Setback  
Minimums  
40' Front  
& corners  
35' sides  
& Rear.



14' multi-purpose Easement

East Dakota Drive

RED HART CONSTRUCTION  
2320 E 1/2 ROAD  
GRAND JUNCTION, CO 81503  
244-8975

Coke Ovens Court

Proposed  
Covered Patio

for Jim & Robin  
Gaugen

11-01-96