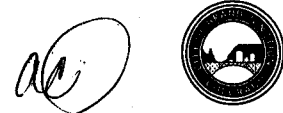


FEE \$	10.00
TCP \$	—
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 86737



Your Bridge to a Better Community

CALL when ready

BLDG ADDRESS 2208 Red Canyon Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~115~~ 5431

TAX SCHEDULE NO. 2945-193-07-008 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Monument Valley TOTAL SQ. FT. OF EXISTING-& PROPOSED ~~115~~ 5431

FILING 5 Sec 19 BLK 1 LOT 8

NO. OF DWELLING UNITS:  
 Before: -0- After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: -0- After: 1 this Construction

(1) OWNER Phil + Cindy Smith

(1) ADDRESS 2111 Zion Rd. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 201-1323 DESCRIPTION OF WORK & INTENDED USE Paint Home

(2) APPLICANT Sun King Management TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 1048 Independent Ave Suite A-111

(2) TELEPHONE 245-9173

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

SETBACKS: Front 40' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 35' from PL, Rear 35' from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 64 ANNEX# \_\_\_\_\_

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 [Signature] Date 10-14-02

Department Approval NAC Jaye Gibson Date 10/22/02

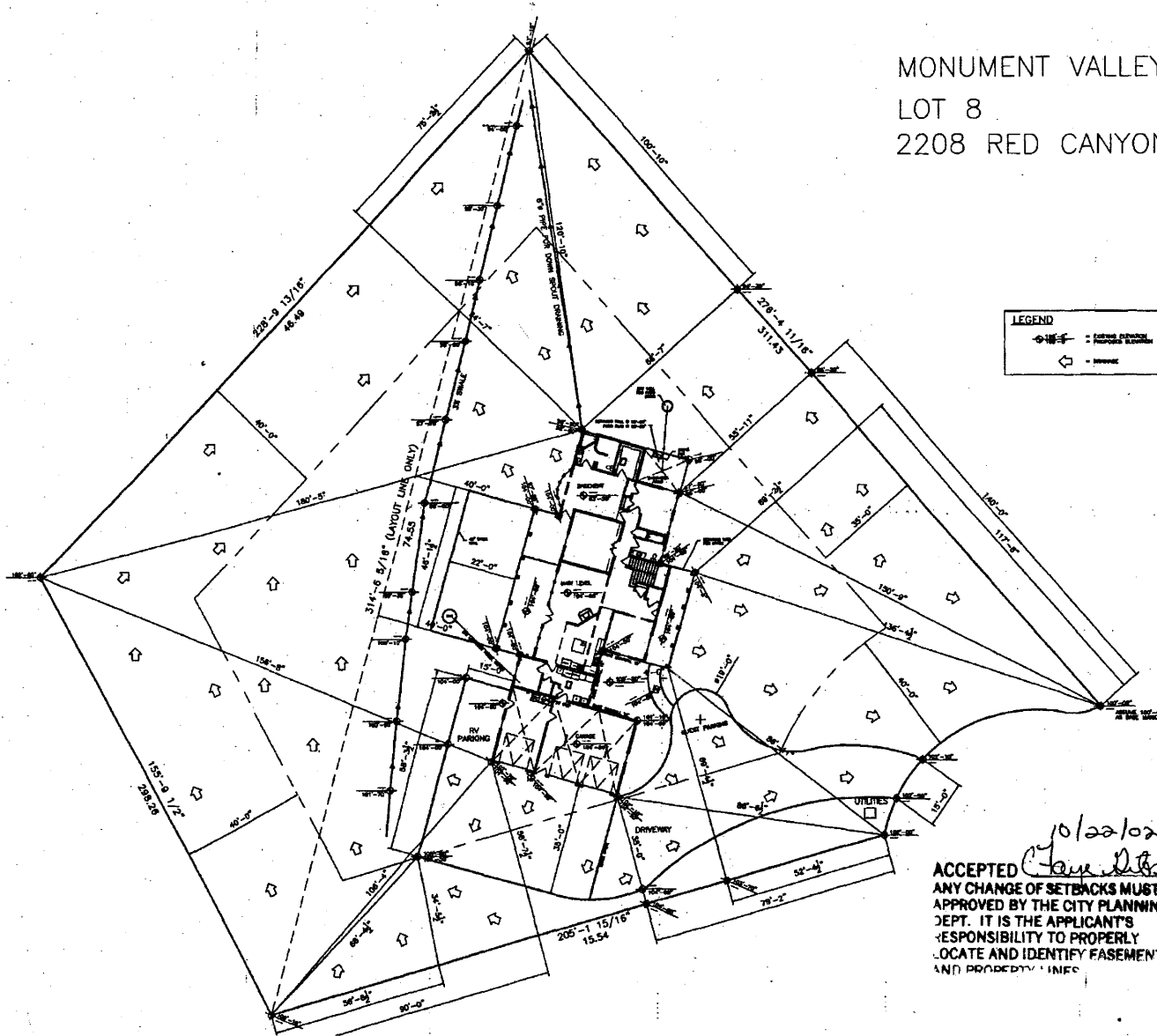
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15412</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/22/02</u>		

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)

NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.

MONUMENT VALLEY  
LOT 8  
2208 RED CANYON COURT

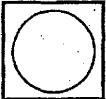


LEGEND  
 : EXISTING PROPERTY  
 : IMPROVEMENT

10/22/02  
 ACCEPTED *Cheryl Nelson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY FASEMENTS  
 AND PROPERTY LINES

al  
 ll  
 10/22/02


**AUTODRAFT**  
 CONSULTING ARCHITECTS  
 GRAND JUNCTION, CO (970) 241-5782



**SUN KING**  
 Integrated Construction Services  
 770-265-9175  
 Designed and Constructed By Phil & Cindy Smith

Drawn By	AUTODRAFT
Date	10-10-01
Scale	1" = 15'
Sheet	1A