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TCP \$	0
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87985



Your Bridge to a Better Community

48777-15022

BLDG ADDRESS 2205 RED CANYON CT SQ. FT. OF PROPOSED BLDGS/ADDITION 170

TAX SCHEDULE NO. 2945-193-07-019 SQ. FT. OF EXISTING BLDGS 2490

SUBDIVISION MON. VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 2660

FILING 5 BLK 1 LOT 19 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER ROBERT G TOTH NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 2205 RED CANYON CT USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 263-9031 DESCRIPTION OF WORK & INTENDED USE Cover porch
into sitting room

(2) APPLICANT ROBERT G. TOTH TYPE OF HOME PROPOSED: w/ sink for wet bar

(2) ADDRESS 2205 RED CANYON CT Site Built Manufactured Home (UBC)

(2) TELEPHONE 263-9031 Manufactured Home (HUD)
 Other (please specify) _____

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 _____ TRAFFIC _____ 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 Robert G Toth Date 2/3/03

Department Approval C. Faye Dubon Date 2/3/03

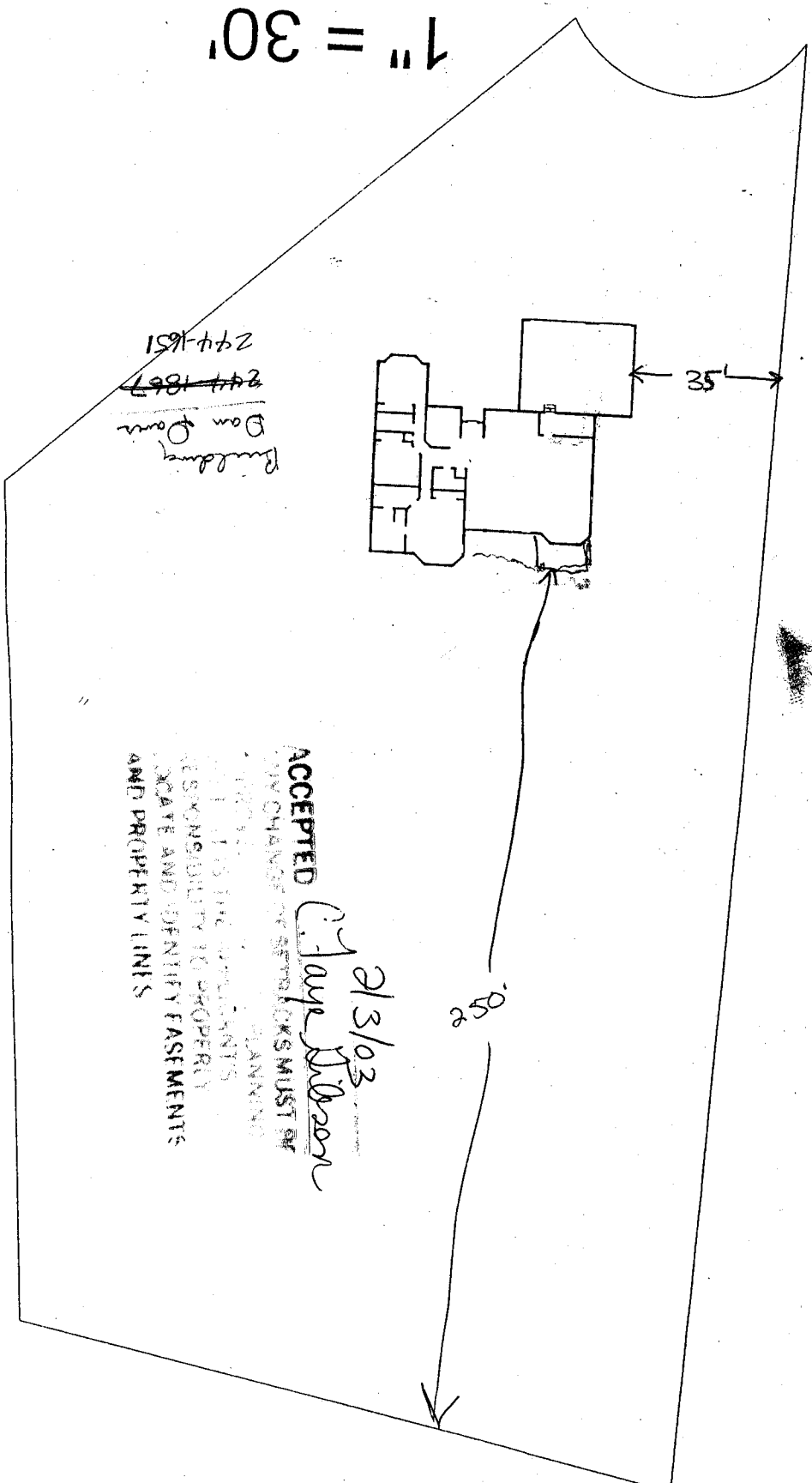
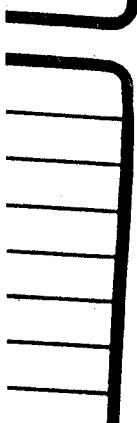
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing</u>
Utility Accounting	<u>Catherina</u>	Date	<u>2-3-03</u>

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)

BEAK CONSTRUCTION PRIVATE TRS

MILO R. JOHNSON



PLOT PLAN

2/3/03
Milo R. Johnson
ACCEPTED
I HEREBY ACCEPT THE APPLICANTS
RESPONSIBILITY TO PROPERLY
STATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES