

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

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

BLDG PERMIT NO. _____

Building Address 2218 Coke Ovens Ct
 Parcel No. 2945-193-07-022
 Subdivision Monument Valley
 Filing 4 Block 1 Lot 22

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4056 Sq. Ft. Proposed 120
 Sq. Ft. of Lot / Parcel 44,597
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000

OWNER INFORMATION:

Name Robert R. Watson
 Address 2218 Coke Ovens Ct
 City / State / Zip Grand Junction, Colo 81523

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed, Storage on cement pad
 *TYPE OF HOME PROPOSED:

APPLICANT INFORMATION:

Name _____
 Address JAMB
 City / State / Zip _____
 Telephone 242-8648

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 X
 Side 35' from PL Rear 35' from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

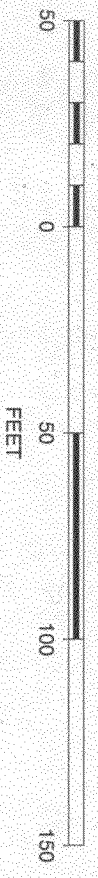
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

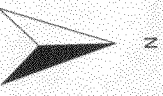
Applicant Signature _____ Date _____
 Department Approval C. J. Hall Date 5/25/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting D. Oberholt Date 5/25/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 558



ACCEPTED *5/25/04*
Clare Hall
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.