

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	54641
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



3029-4035-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 719 Monument View Dr. TAX SCHEDULE NO. 2701-334-17-008

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1723

FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Chris Carter NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2682 Paradise Way NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 1-4000 USE OF EXISTING BLDGS —

(2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: residential

(2) ADDRESS _____

(2) TELEPHONE _____ New construction - SF

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 PR 4.1 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 20' from PL Special Conditions _____

Maximum Height _____

CENS.T. 9 T.ZONE 4 ANN# _____

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 [Signature] Date 12/22/95

Department Approval [Signature] Date 12/22/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8842-S/F

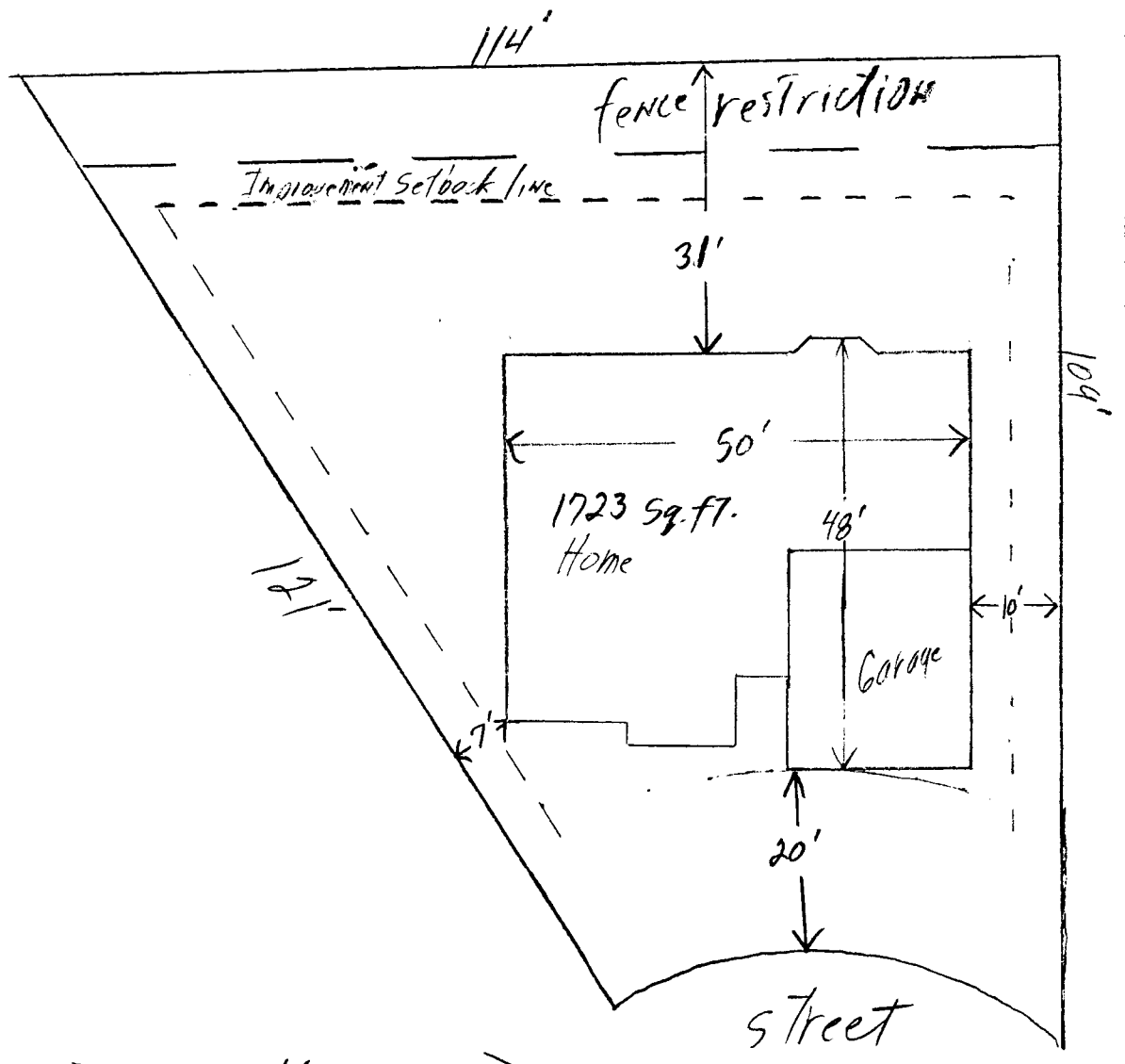
Utility Accounting [Signature] Date 12-22-95

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)

719 Monument View Drive
Lot 8 Block one North Valley Subd. fil. #1
2701-334-17-008

ACCEPTED *Connie* 12/22/95
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.



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719 Monument View Dr.
20 scale