

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO.	53467
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

3029-4050-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	722 Monument View Dr	TAX SCHEDULE NO.	2701-334-19-004
SUBDIVISION	North Valley	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	2200
FILING	1 BLK 3 LOT 4	SQ. FT. OF EXISTING BLDG(S)	0
(1) OWNER	G Road LLC	NO. OF DWELLING UNITS	
(1) ADDRESS	22 Pyramid Rd, Aspen, 81611	BEFORE:	0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	970-920-1136	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Michael Bennett	BEFORE:	0 AFTER: 1 THIS CONSTRUCTION
(2) ADDRESS	22 Pyramid Rd, Aspen, 81611	USE OF EXISTING BLDGS	Residential
(2) TELEPHONE	970-920-1136	DESCRIPTION OF WORK AND INTENDED USE:	Single family residence

**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'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	
Side	5' from PL		
Rear	15' from PL		
Maximum Height			
		CENS.T.	T.ZONE #35-94 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	Michael Bennett	Date	9-15-95
Department Approval	Ronnie Edwards	Date	9-15-95

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No.	8607-S/F
Utility Accounting	Miller Fowler	Date	9-15-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

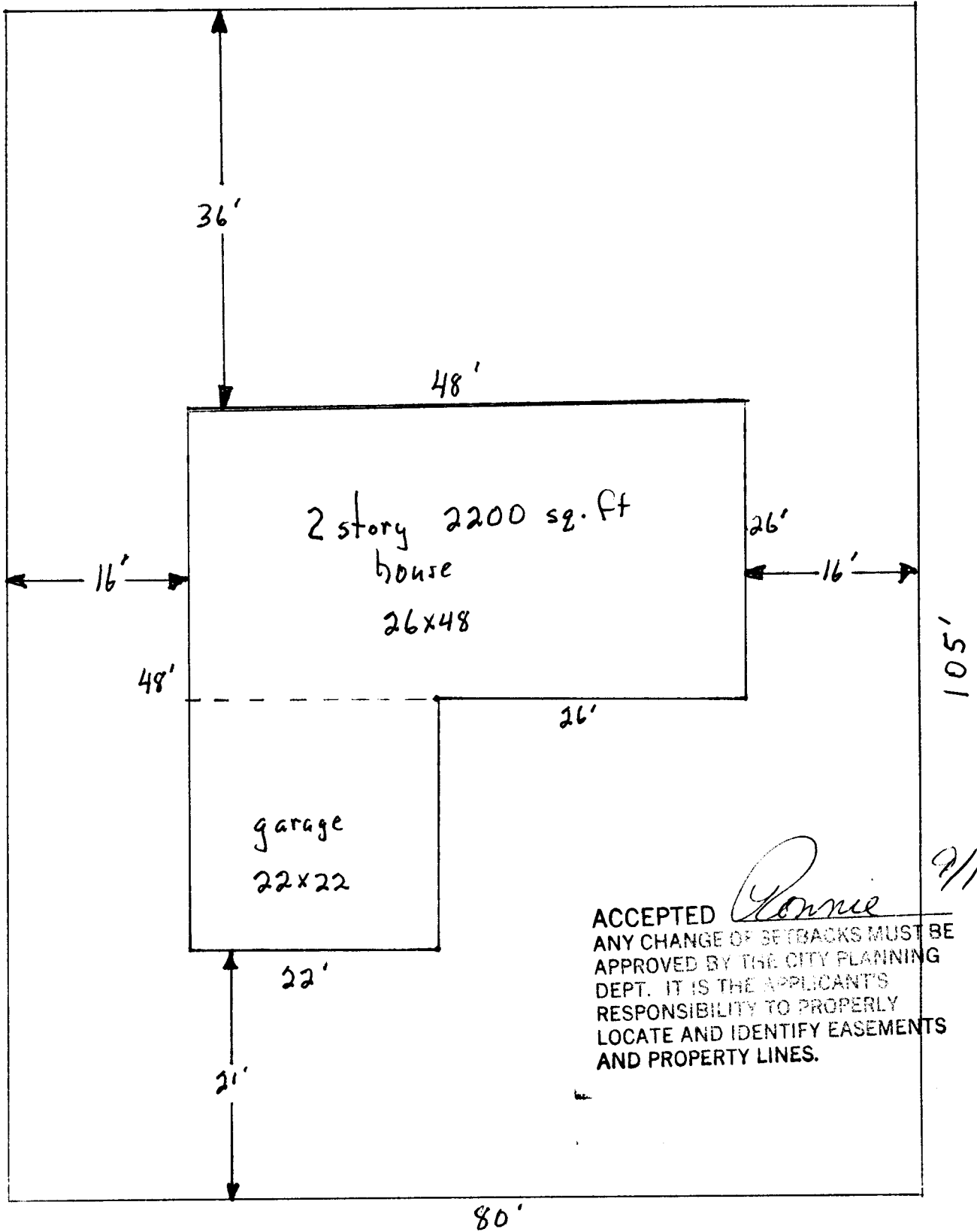
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

722 Monument View Drive

Tax# 2701-334-19-004

Lot #4  
Block #3

North Valley



ACCEPTED *Ronnie* 9/15/95  
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.

Monument View Drive