

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

BLDG PERMIT NO. 55889

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

THIS SECTION TO BE COMPLETED BY APPLICANT



BLDG ADDRESS 725 Monument View Dr. TAX SCHEDULE NO. 2701-334-17-011 (old parcel #)  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2050  
 FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Rivers Edge Bldgs. Inc. NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 22 Pyramid Rd. Aspen 81611 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 250-5512 USE OF EXISTING BLDGS —  
 (2) APPLICANT Rivers Edge Builders DESCRIPTION OF WORK AND INTENDED USE: New S/F  
 (2) ADDRESS 22 Pyramid Rd. Aspen 81611  
 (2) TELEPHONE 250-5512

**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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 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 4/23/96  
 Department Approval [Signature] Date 4/24/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9148-S/F  
 Utility Accounting [Signature] Date 4-24-96

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)

PLOT PLAN

20 scale

Address: 725 Monument View Dr.

setback requirements

Legal Desc. Lots Block 1 North Valley #2

Front: 20'

Tax sched. # = 2701-334-17-011  
old #

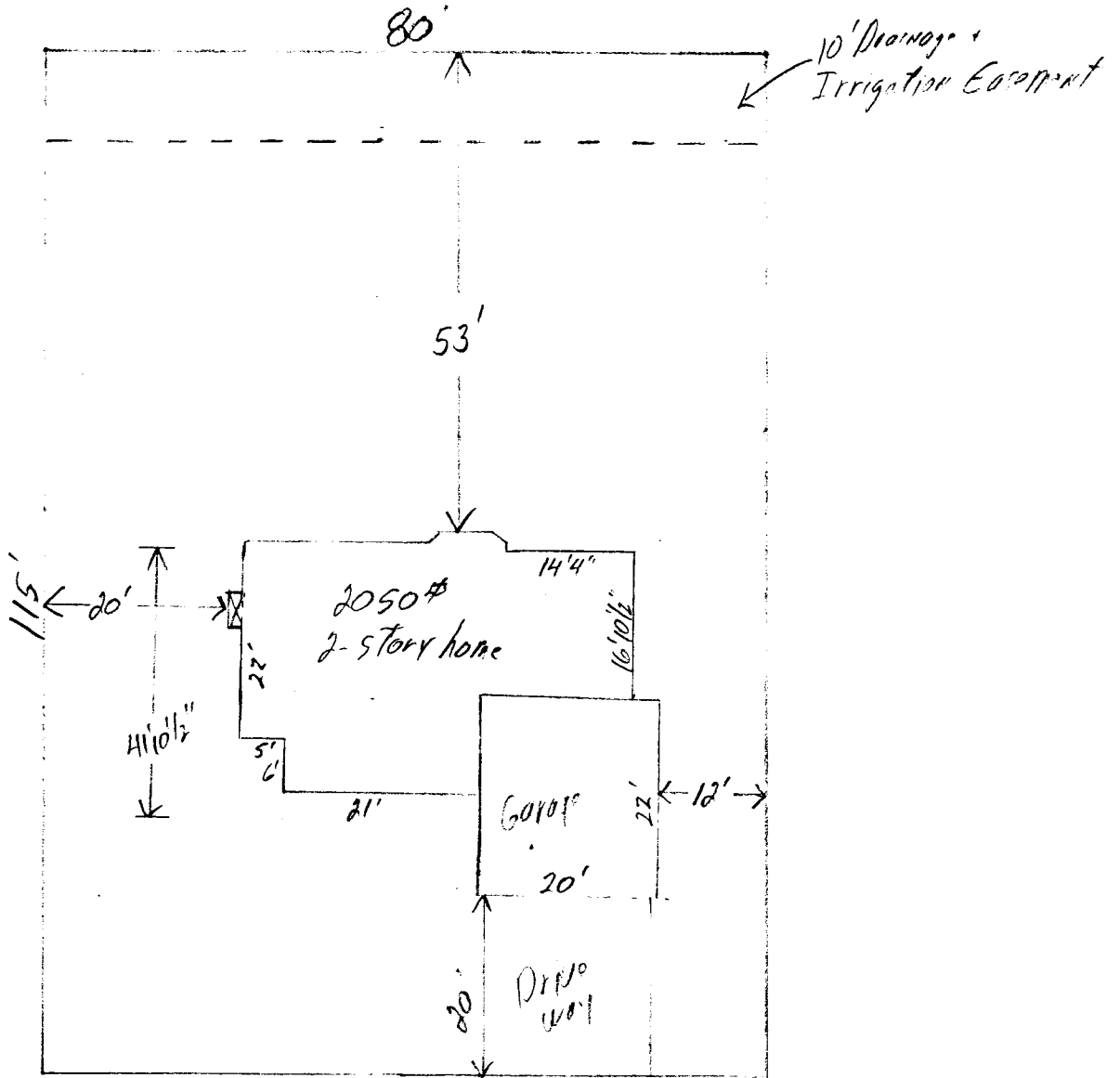
rear: 20' for lots on West perimeter

15' for lots on West perimeter

side: 5'

ACCEPTED  
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.

Ronnie 4/24/96



Monument View Drive

Driveway location OK J D Hunter