

FEE \$ 10.00
 TCP \$ 0

BLDG PERMIT NO. #56976

PLANNING CLEARANCE

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

3029-4185

✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 727 Monument View Dr. TAX SCHEDULE NO. 2701-334-17-015
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1728
 FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Rivers Edge Bldgs. Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2467 Cimarron NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-4000 USE OF EXISTING BLDGS Residence N/A
 (2) APPLICANT Chris Carnes DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 1401 N. 1st St. Construction - S/F
 (2) TELEPHONE 241-4000.

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 20' from PL
 Maximum Height _____ CENSUS TRACT 9 TRAFFIC ZONE 4

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 Chris Carnes Date 7/23/96
 Department Approval Chonnie Edwards Date 7/23/96

ditional water and/or sewer tap fee(s) are required: YES NO _____ W/O No WD 9361-S/F
 Utility Accounting Millie Fowler Date 7-23-96

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

Address: 727 Monument View Drive

Legal Desc. Lot 4, Block 1, North Valley #2

Tax sched # 2701-334-17-015

20 scale

set back requirements

Front: 20'

rear: 20' for lots on

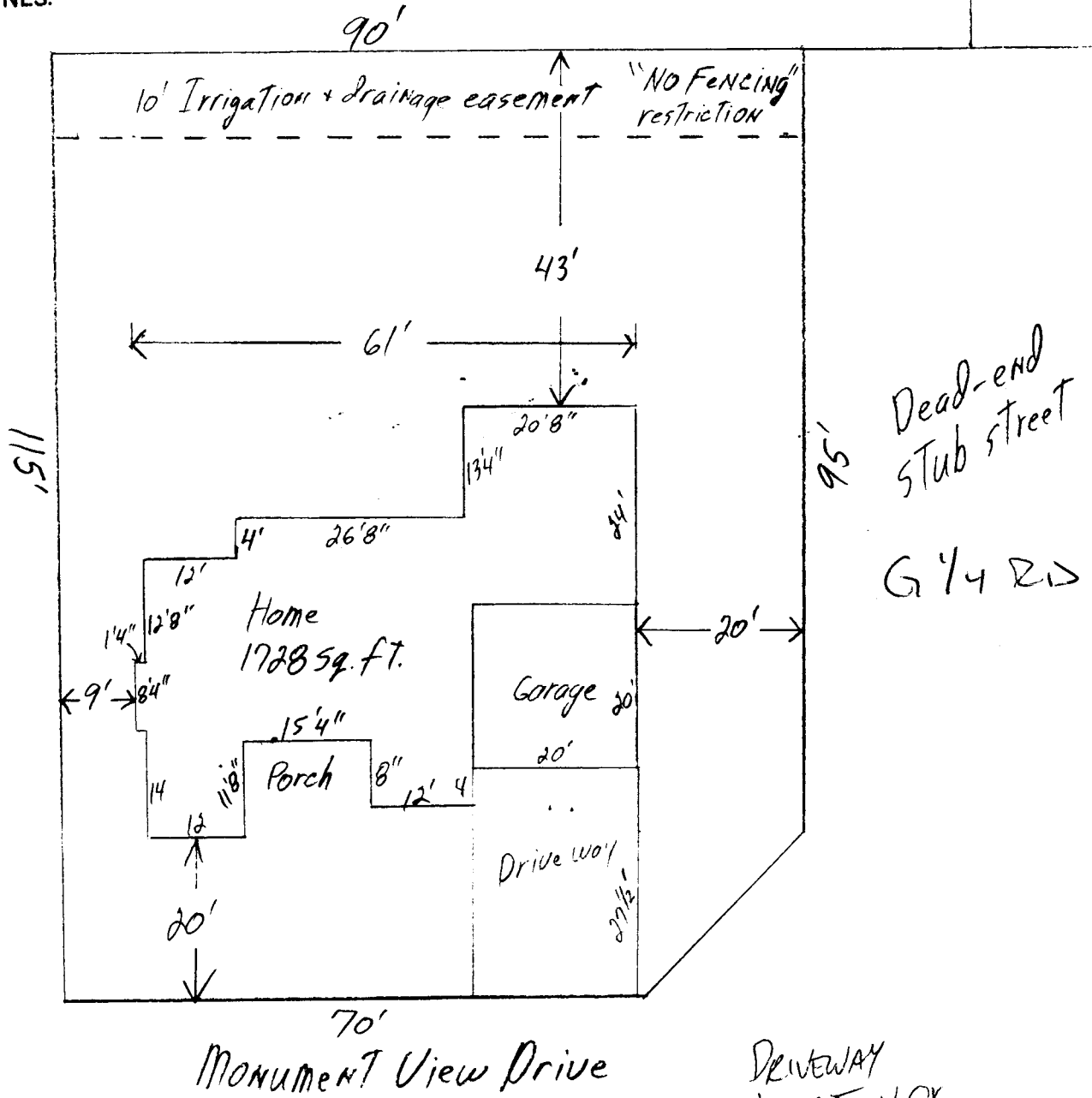
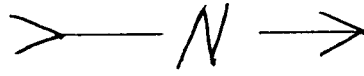
West perimeter

+ 5' for lots on

East perimeter

side: 5'

ACCEPTED Ronnie 7/23/96
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.



DRIVEWAY
LOCATION OK
Jo Kluck
7-22-96



FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 55492

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 671 Moonridge Circle TAX SCHEDULE NO. 2945-032-31-001
 SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
 FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER BOYD JAMES BAIR NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2449 H ROAD
 (1) TELEPHONE 242-0407 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS 0
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ new home

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 2.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 10 T.ZONE 19 ANN# _____

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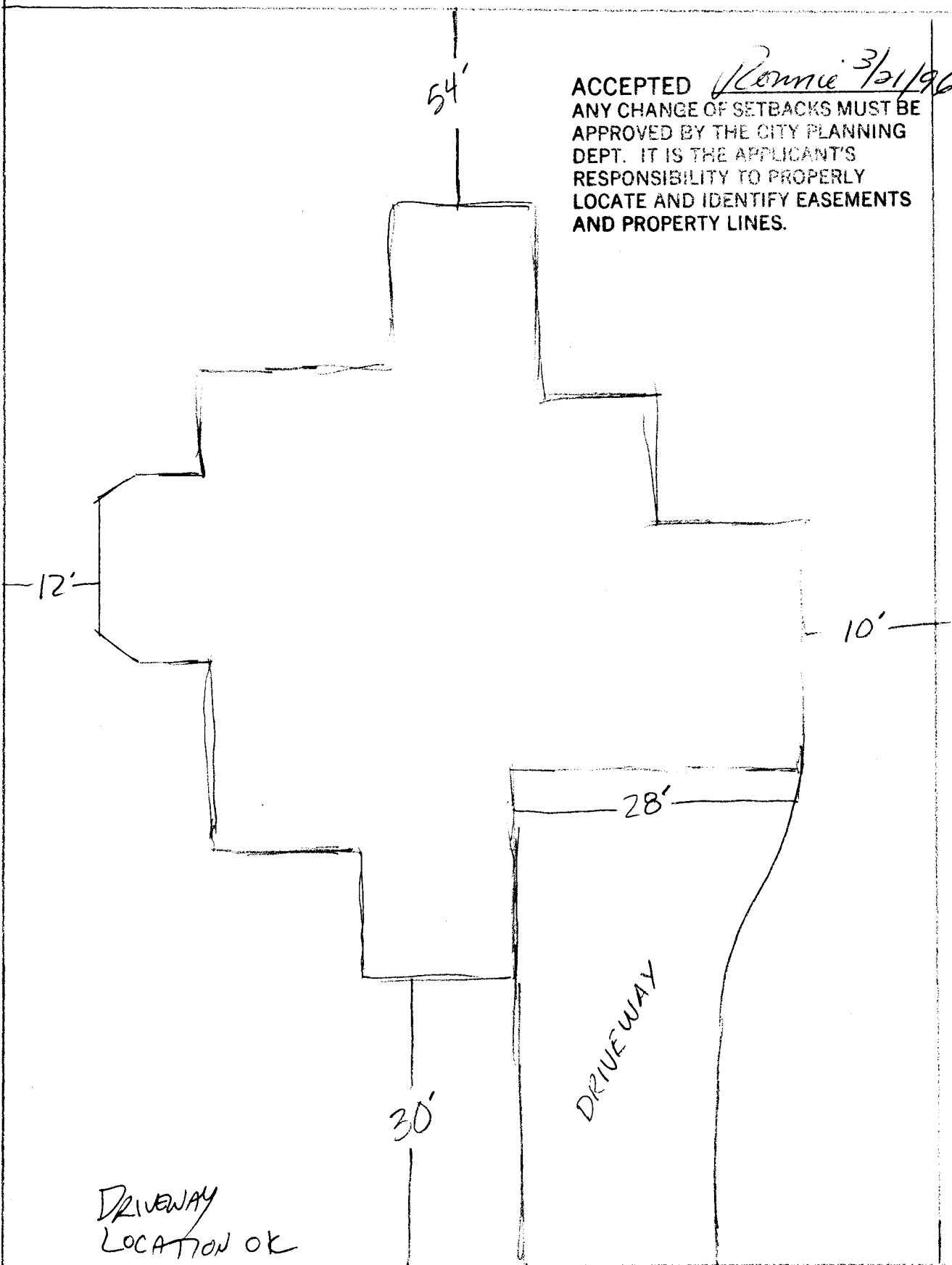
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Applicant Signature Boyd James Bair Date 3-20-94
 Department Approval Cornie Edwards Date 3-21-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9039-S/F
 Utility Accounting Melvie Joubert Date 3-21-96

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)



ACCEPTED *Ronnie 3/21/96*
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.

DRIVEWAY
LOCATION OK

J. Khola
3-21-96

671 Moonridge Cir