

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 58922

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 723 1/2 Monument View TAX SCHEDULE NO. 2701-334-17-012
 SUBDIVISION North Valley Dr SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750
 FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER River's Edge Bldgs NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2467 Cimarron Dr NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Michael Bennett USE OF EXISTING BLDGS Residential
 (2) ADDRESS 2467 Cimarron Dr DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 248-3516 New Single Family 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 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 5

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 _____

Department Approval Walter K. Albrecht Date 1/24/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9817

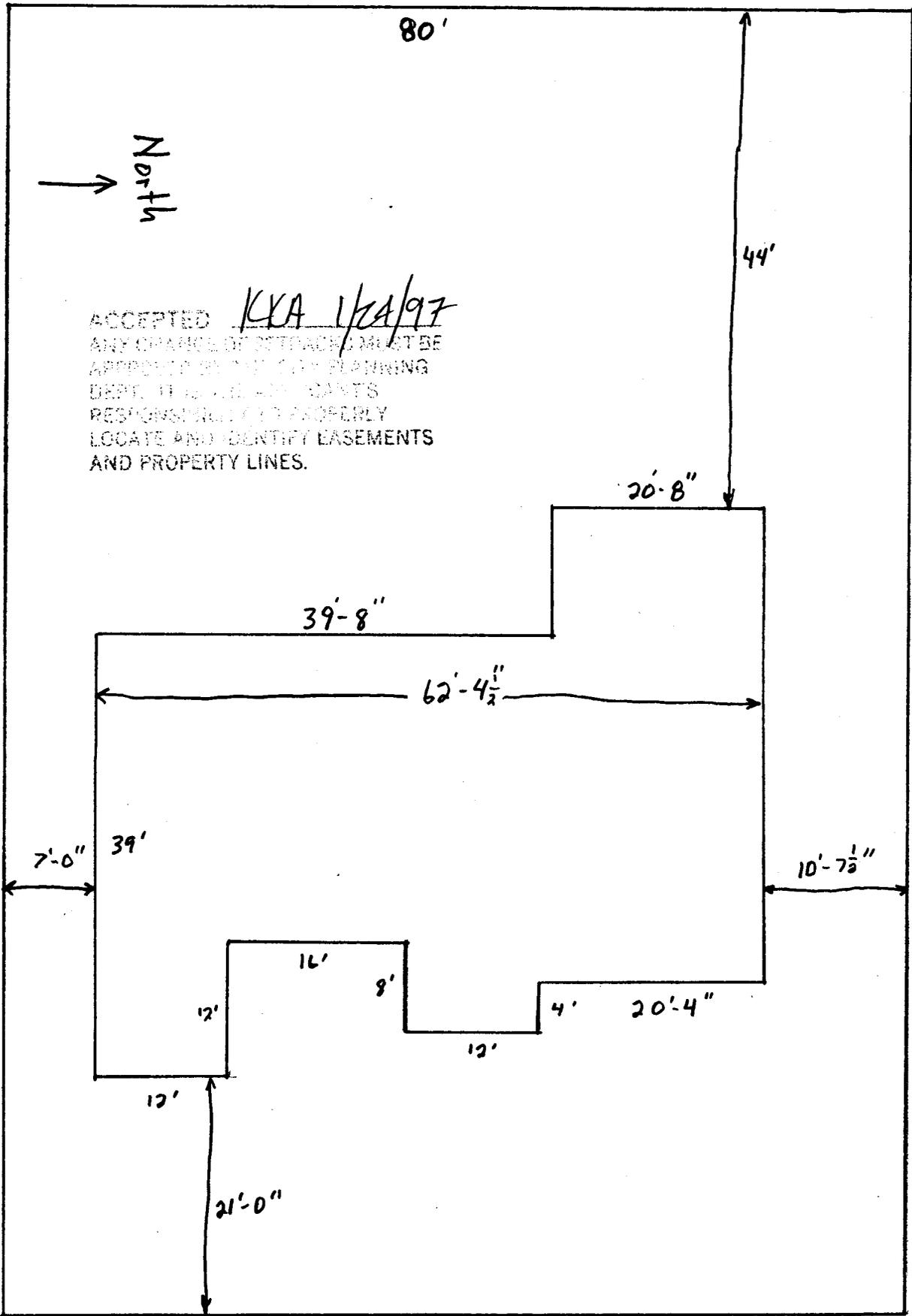
Utility Accounting Cher Anderson Date 1-24-97

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)

LIB1 F2
North Valley Subdivision
723 1/2 Monument View Dr.

Plot Plan



Monument View Drive 80'