

|        |        |
|--------|--------|
| FEE \$ | 10. -  |
| TCP \$ | _____  |
| SIF \$ | 292. - |

= 302. -



BLDG PERMIT NO. 63133

*jk*

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 727 1/2 Monument View Dr. TAX SCHEDULE NO. 2701-334-25-001  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1870  
 FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Rivers Edge Builders NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 4934 C. Rd. 154  
Glennwood Spgs. Colo 81601 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Chris Carnes DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS 1401 N. 1st residence  
 (2) TELEPHONE 241-4000/260-0077

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR 3.8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS 9 TRAFFIC 4 ANNEX# \_\_\_\_\_

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 12/2/97

Department Approval Ronnie Edwards Date 12/3/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. # 10739

Utility Accounting Richard Date 12-3-97

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)

# PLOT PLAN

Address: 727 1/2 Monument View Dr.

Legal Desc. L1 B1 N. Valley #3

Tax sched # 2701-334-25-001

20 scale

setback requirements

Front: 20'

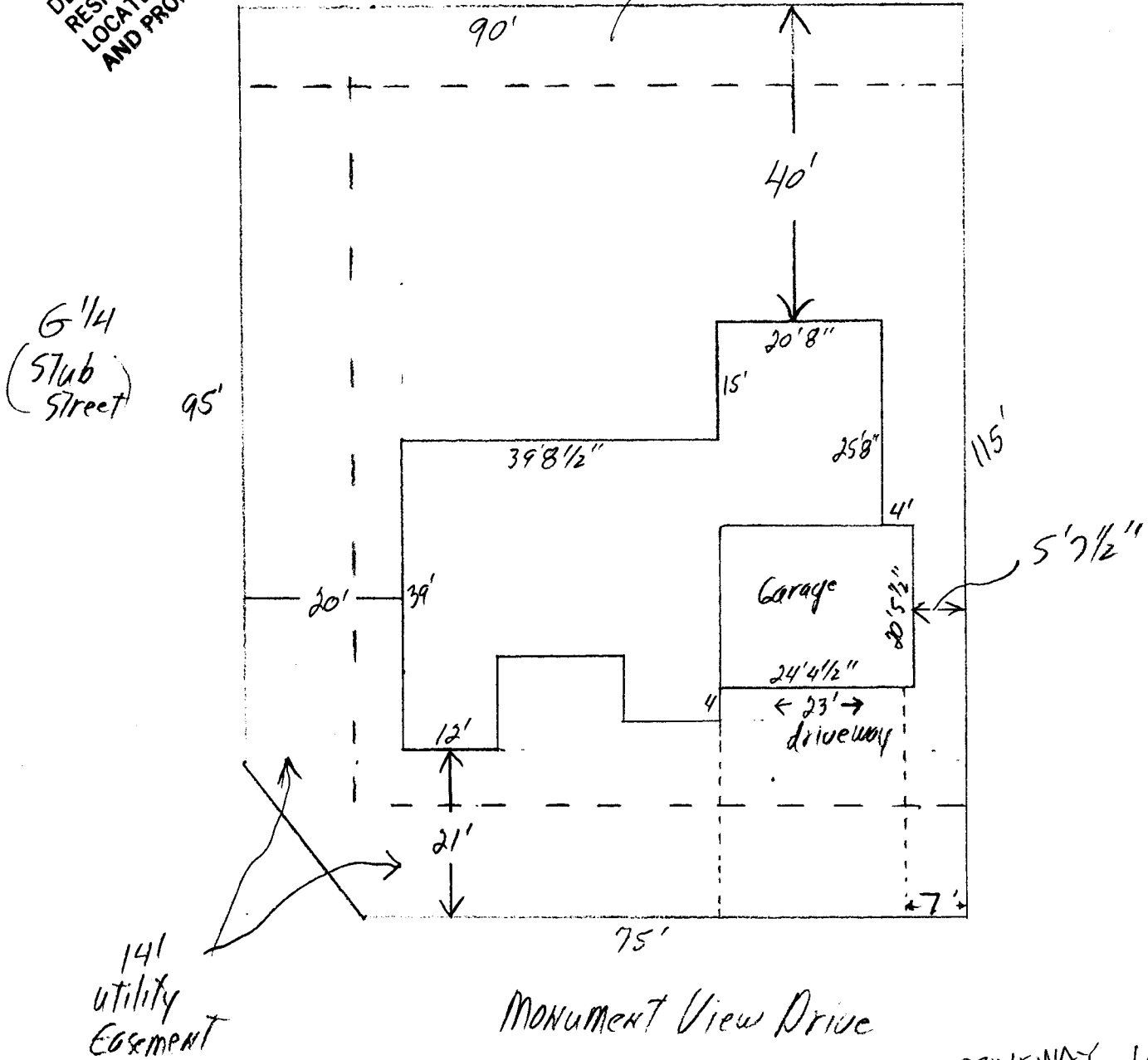
rear: 20' for lots on West perimeter

15' for lots on West perimeter

side: 5'  
20' for corner

ACCEPTED *Bozovic* 12/3/97  
 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.

— N →



DRIVEWAY LOCATION  
 O.K.  
*Kenneth R. Dahlbeck*  
 12/3/97