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|--------|-------------------|
| FEE \$ | 10 <sup>00</sup>  |
| TCP \$ | 0                 |
| SIF \$ | 292 <sup>00</sup> |



BLDG PERMIT NO. 63600

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 729 MONUMENT DRIVE <sup>VIEW</sup> TAX SCHEDULE NO. 2701-334-25-002

SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1505 sq'

FILING 3 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER MICHAEL KERSTETER NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2672 CAMBRIDGE RD

(1) TELEPHONE (970) 243-8964 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MICHAEL KERSTETER USE OF EXISTING BLDGS —

(2) ADDRESS 2672 CAMBRIDGE RD DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE (970) 243-8964 SPEC HOME

**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 —  
or — from center of ROW, whichever is greater

Side 5' from PL Rear 20' from PL Special Conditions —

Maximum Height —

CENSUS 9 TRAFFIC 4 ANNX# —

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 Kersteter Date 1/20/98

Department Approval Julia Costello Date 1-29-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10881

Utility Accounting J. Adams Date 1-29-98

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)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions. [ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [ ]
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). [ ]
4. All EASEMENTS or RIGHTS-OF-WAY on the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

