

FEE \$	10. —
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 67079

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 731 Monument View Dr TAX SCHEDULE NO. 2701-334-06-080
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1825
 FILING 4 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Rivers Edge Builders NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 4939 CR 15-4 Glenwood
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-947-0431
 (2) APPLICANT Michael A Bennett USE OF EXISTING BLDGS Res Single Family
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE Same New Single Family 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 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 Michael A Bennett Date 9-28-98
 Department Approval Santa Costello Date 9-29-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 11628
 Utility Accounting Dobi Overholt Date 9-29-98

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)

Site Plan 731 Monument View Drive

80'

ACCEPTED SLC 9-29-98
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.

29'-0"

63-8 1/2

24'

39-8 1/2

100'

1825 sq ft
Ranch style house

480 sq ft
Garage

Sidewalk

Driveway

Drive Off
Track Down
9-28-98

21'-0"

80'

Monument View Drive

100'

39'

6'-0"

24'-0"

42'-2"

10'-3 1/2"