

FEE \$	10.5
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 63729

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 726 1/2 Monument View Dr. TAX SCHEDULE NO. 2701-334-27-002
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2209
 FILING 3 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Rivers Edge Bldrs. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 4939 C.R. 154
Glenwood Spys. Colo 81601 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE Local 241-4000 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Rivers Edge - Chris Lamy DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE 241-4000 New construction

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 Lamy Date 1/27/98
 Department Approval Santa Costello Date 1-29-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10886
 Utility Accounting Richard 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)

PLOT PLAN

Address: 726 1/2 Monument View Drive

Legal Desc. Lot 2 Block 3 North Valley #3

Tax sched. # 2701-334-27-002

20 scale

setback requirements

Front: 20'

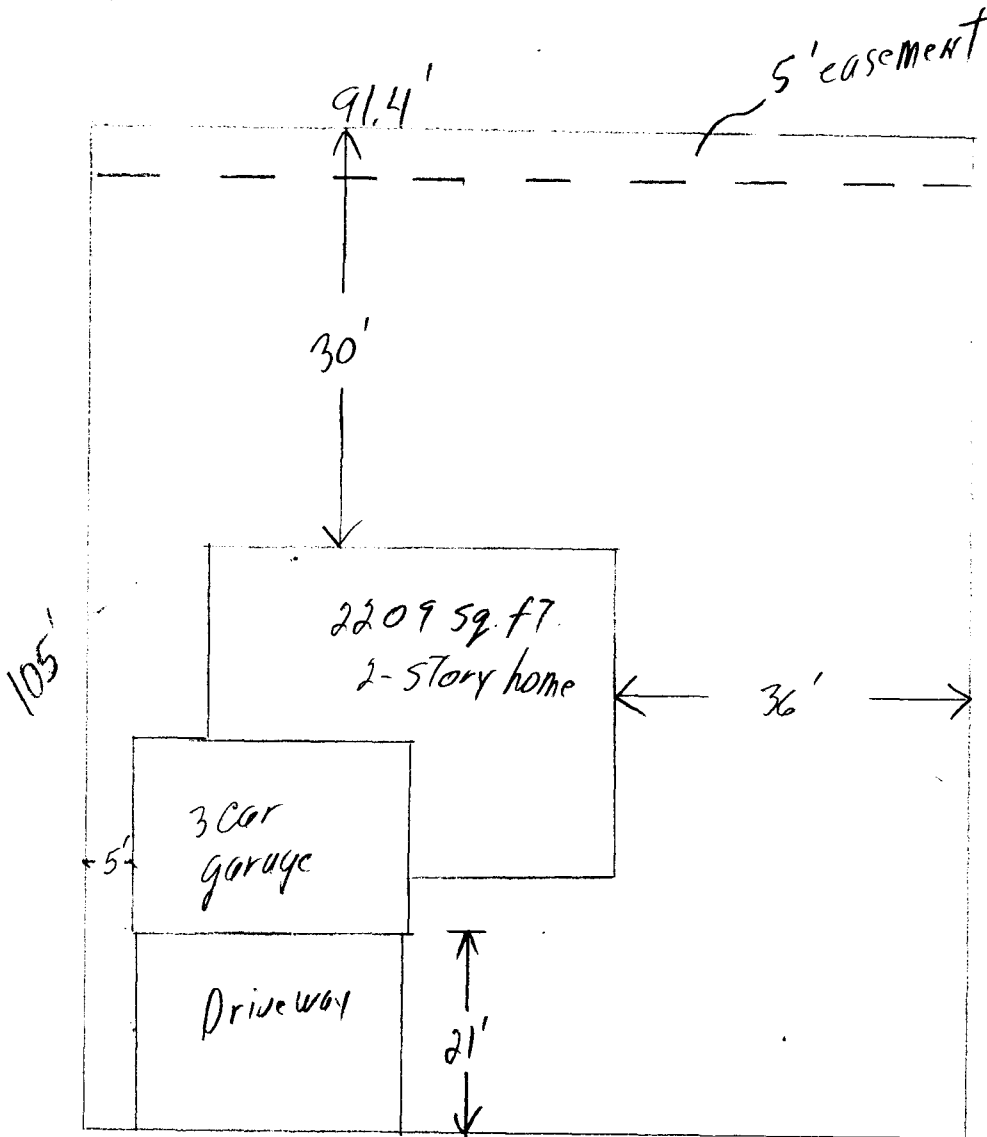
rear: 20' for lots on

West perimeter

15' for lots on

on West perimeter

side: 5'



Monument View Drive

ACCEPTED SUC 1.29.98
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.

DRIVEWAY LOCATION

OK

Al Ashker

1/29/98