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|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ |        |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 64309

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 728 1/2 MONUMENT VIEW DR, TAX SCHEDULE NO. 2701-334-27-004

SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750

FILING 3 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER DAVE WENS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3024 F 3/4 Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-4448 USE OF EXISTING BLDGS ---

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: single for home

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_

Maximum Height --- CENSUS 10 TRAFFIC 18 ANN# \_\_\_\_\_

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 [Signature] Date 3/10/98

Department Approval [Signature] Date 3-12-98

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11062

Utility Accounting [Signature] Date 3-12-98

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)

2

LOT 6 BLOCK 3

88

ACCEPTED KV 3-12-98 Per SC  
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.

42'

105'

16'

38'

House

5'

30'

25'

DRIVE WAY

MONUMENT VIEW DRIVE

DRIVEWAY LOCATION  
O.K.  
Per [Signature]  
3/10/98