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SIF \$	292



BLDG PERMIT NO. 65476

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 729.5 Monument View Dr. TAX SCHEDULE NO. 2701-334-25-003

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1463

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

(1) OWNER Greg & Janet Cope NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 749 Elm Ave. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2332 USE OF EXISTING BLDGS NO

(2) APPLICANT CASTLE HOMES, INC. DESCRIPTION OF WORK AND INTENDED USE: _____
556 25 ROAD

(2) ADDRESS GRAND JUNCTION, CO 81505 SFR

(2) TELEPHONE 248-9708

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 R-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 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 Melanie D. Hoch Date 6-4-98

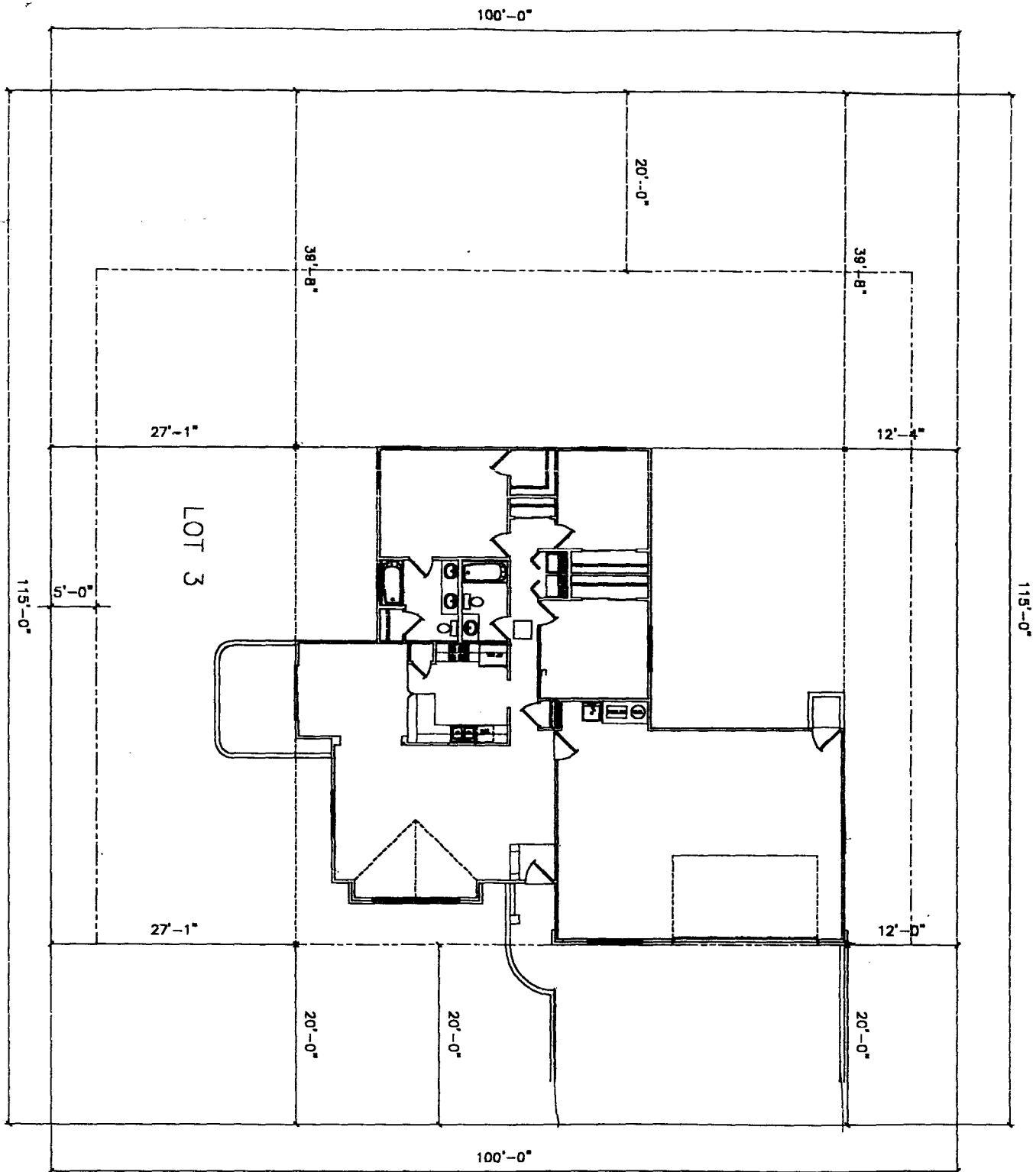
Department Approval K. Valdez Date 6-4-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11346

Utility Accounting A. Richardson Date 6-4-98

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)



MONUMENT VIEW DRIVE

ACCEPTED *KV 6-2-98*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 EPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

*Greg & Cape
 Janet & Cape*

DRIVEWAY LOCATION
 O.K.
A. Ashwell
 6/2/98