

FEE \$	10.-
TCP \$	4
SIF \$	292



BLDG PERMIT NO. 107194

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 730 1/2 Monument View Drive TAX SCHEDULE NO. 2701-334-27-010
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1865
 FILING 4 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER River's Edge Builders NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1172 23 1/2 Rd
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-6080 USE OF EXISTING BLDGS _____
 (2) APPLICANT Rivers Edge Builders
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE Same New Residence

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 Special Conditions _____
 Side 5' from PL Rear 15' from PL
 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 [Signature] Date 10/5/98
 Department Approval [Signature] Date 10-6-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11658

Utility Accounting KO Date 10/6/98

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

20 scale

Address: 730 1/2 Monument View Drive

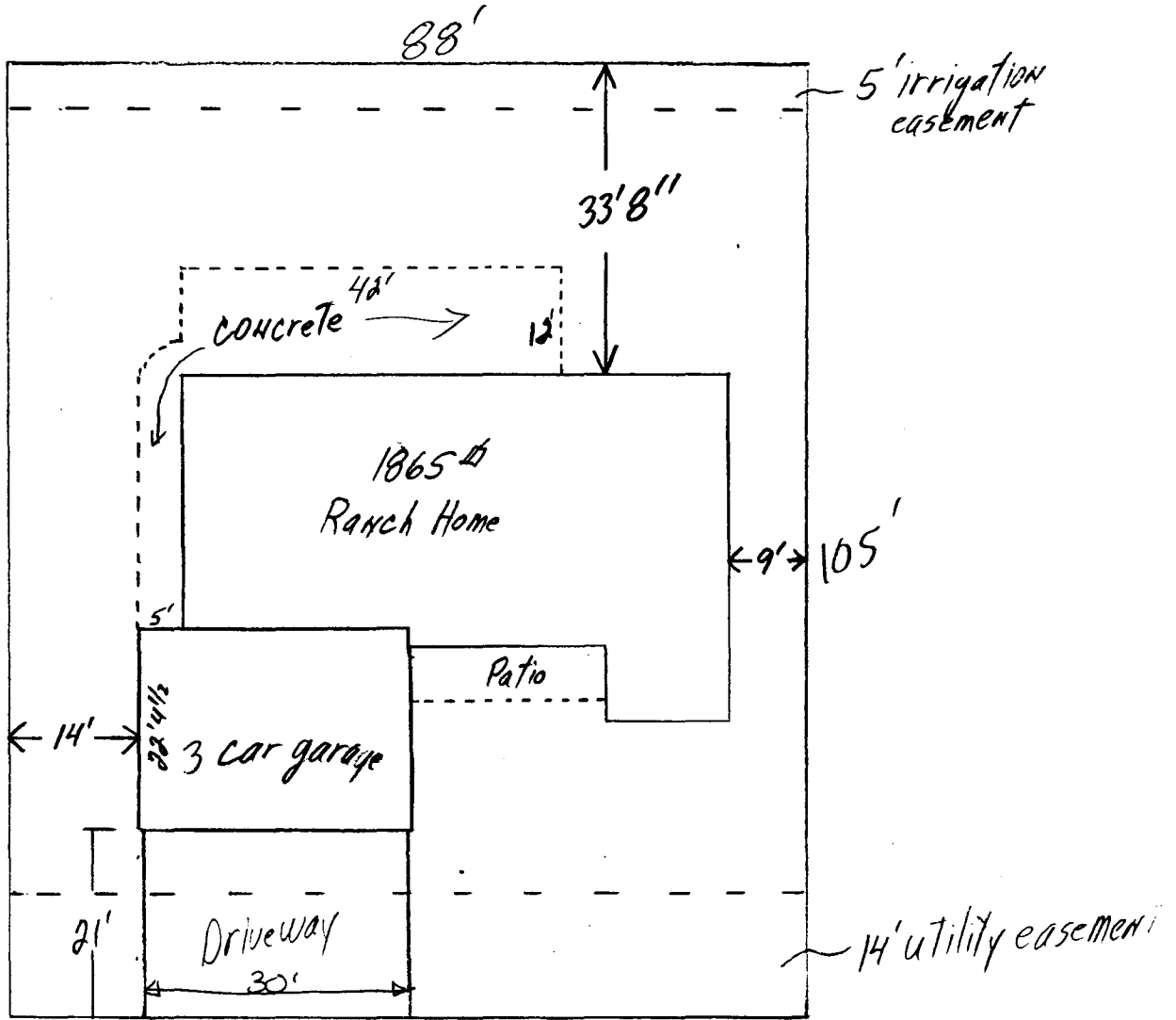
set back requirements

Legal Desc. Lot 2 Block 3 North Valley #4

Front: 20'

Tax sched # 2701-334-27-010

rear: 20' for lots on West perimeter
15' for lots on West perimeter
side: 5'



ACCEPTED *Ronnie* 10/6/98
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.
Monument View Drive

Drive OK
Ruth Ronnie
10-5-98