

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 127777

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 731 1/2 Monument View Drive TAX SCHEDULE NO. 2701-334-25-005  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1534  
 FILING 4 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Carnes Const. + Development, Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1172 23 1/2 Road  
 (1) TELEPHONE 260-0077 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Sape USE OF EXISTING BLDGS 0  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) TELEPHONE \_\_\_\_\_ 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 RH-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 [Signature] Date 11/18/98

Department Approval [Signature] Date 11-19-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. #11770 TR 87589

Utility Accounting [Signature] Date 11-19-98

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: 731 1/2 Monument View Drive

Legal Desc. Lot 2 Block 1, North Valley #4

Tax sched # 2701-334-25-005

20 scale

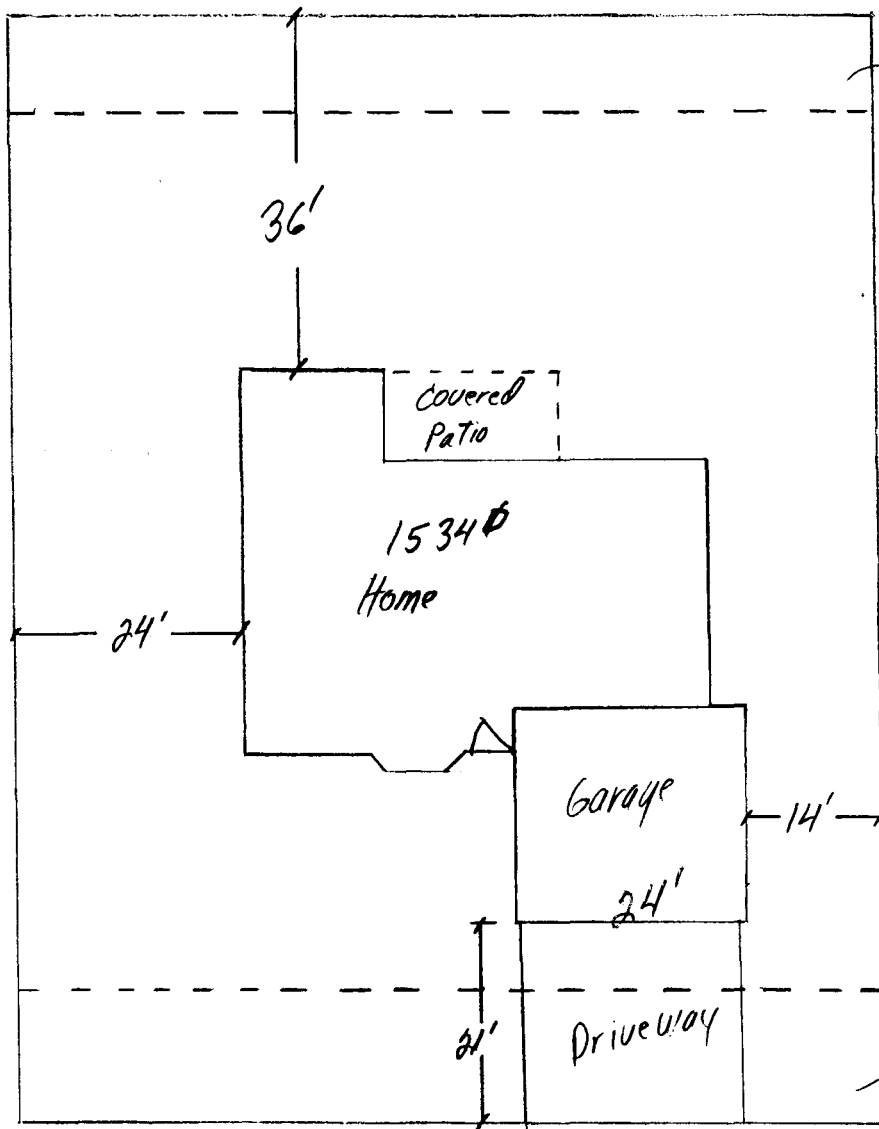
set back requirements

Front: 20'

rear: 20' for lots on West perimeter

15' for lots not on West perimeter

side: 5'



10' irrigation +  
Drainage easement

ACCEPTED KV 11-19-98  
ALL SETBACKS MUST BE  
PROPERLY PLANNING  
AND PROPERTY LINES.

14' utility  
Easement

Monument View Drive

Drive OK  
Rick Davis  
11-18-98