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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 07535

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 729.5 Monument Vw Dr TAX SCHEDULE NO. 2701-334-35-003
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200 sq ft
 FILING 3 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 2065
 (1) OWNER Greg Cope NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 729.5 Monument Vw Dr
 (1) TELEPHONE (970) 241-2332 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Janet Cope USE OF EXISTING BLDGS work shop, home area, garden tool storage
 (2) ADDRESS 729 1/2 Monument Vw Dr DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-2332 workshop, garden tool storage

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 _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' to curb from PL Rear 3' or easement width 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 Janet Cope Date 10-29-98
 Department Approval Antonia Costello Date 10-29-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Kounca Date 10/29/98

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)

North Valley Subdivision

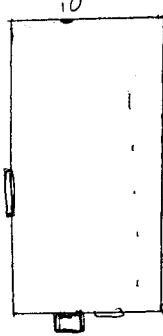
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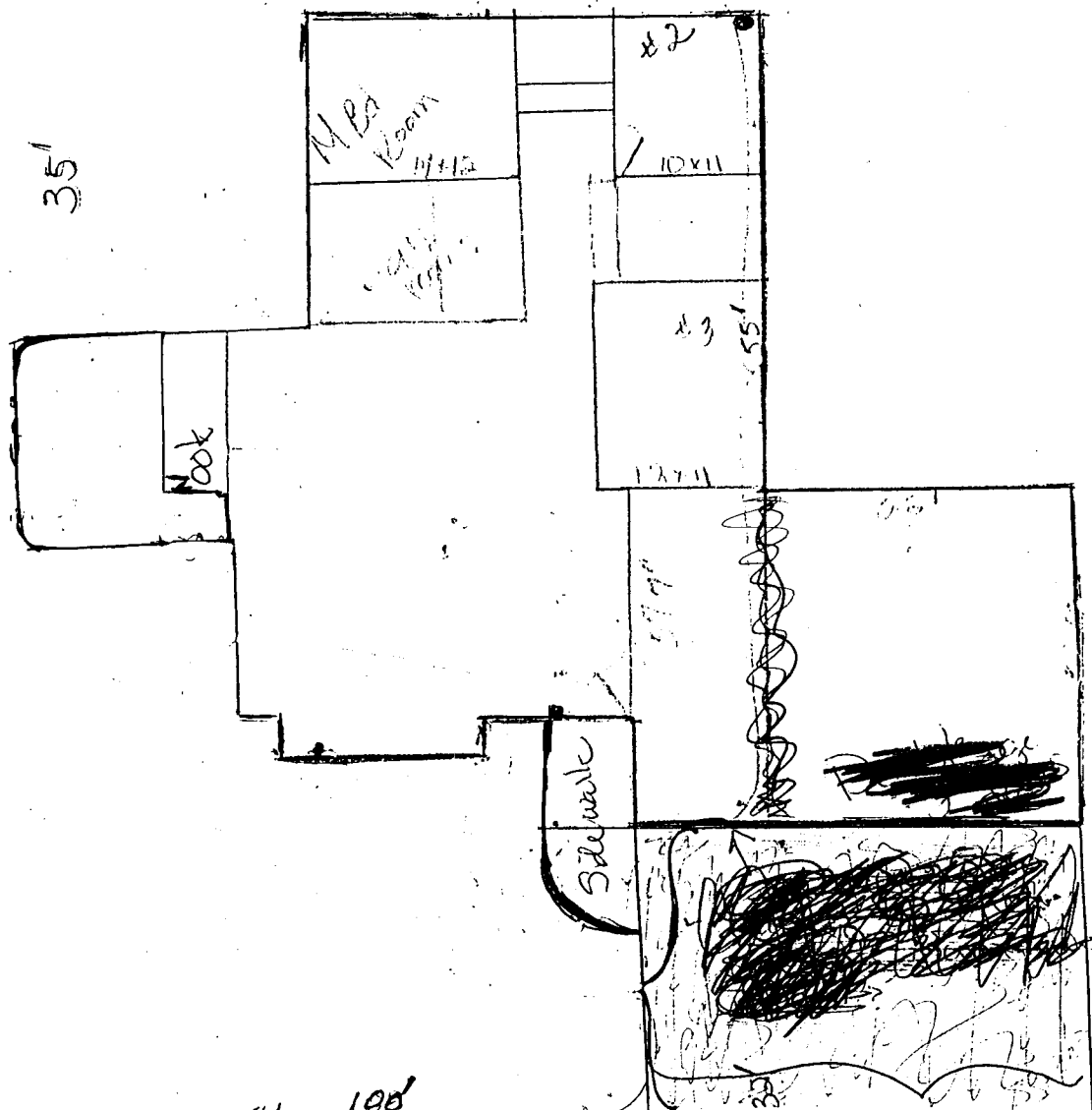
Cope
729 1/2 Monument View Dr.
Gr. Jct 81505

ACCEPTED S.C. 10-29-98
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.

20



3.5'



35'

Nook

M.P. Room

x2

10x11

x3

55'

12x11

Side walk

← 115' →

100'