

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 70156

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

Q

Call when ready

BLDG ADDRESS 732 Monument View Dr. TAX SCHEDULE NO. 2701-334-27-012

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2222

FILING 4 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) ---

(1) OWNER Carnes Const. + Dev. NO. OF DWELLING UNITS BEFORE: --- AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1172 23 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: --- AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-6080 USE OF EXISTING BLDGS N/A

(2) APPLICANT OWNER DESCRIPTION OF WORK AND INTENDED USE: New home

(2) ADDRESS _____

(2) TELEPHONE 260.0077-011

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

Side 5 from PL Rear 20 from PL Special Conditions _____

Maximum Height _____

CENSUS 9 TRAFFIC 6 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 4/28/99

Department Approval [Signature] Date 4/30/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 2156

Utility Accounting [Signature] Date 4-30-99

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: 732 Monument View Dr

setback requirements

Legal Desc. Lot 4 Block 3 North Valley #4

Front: 20'

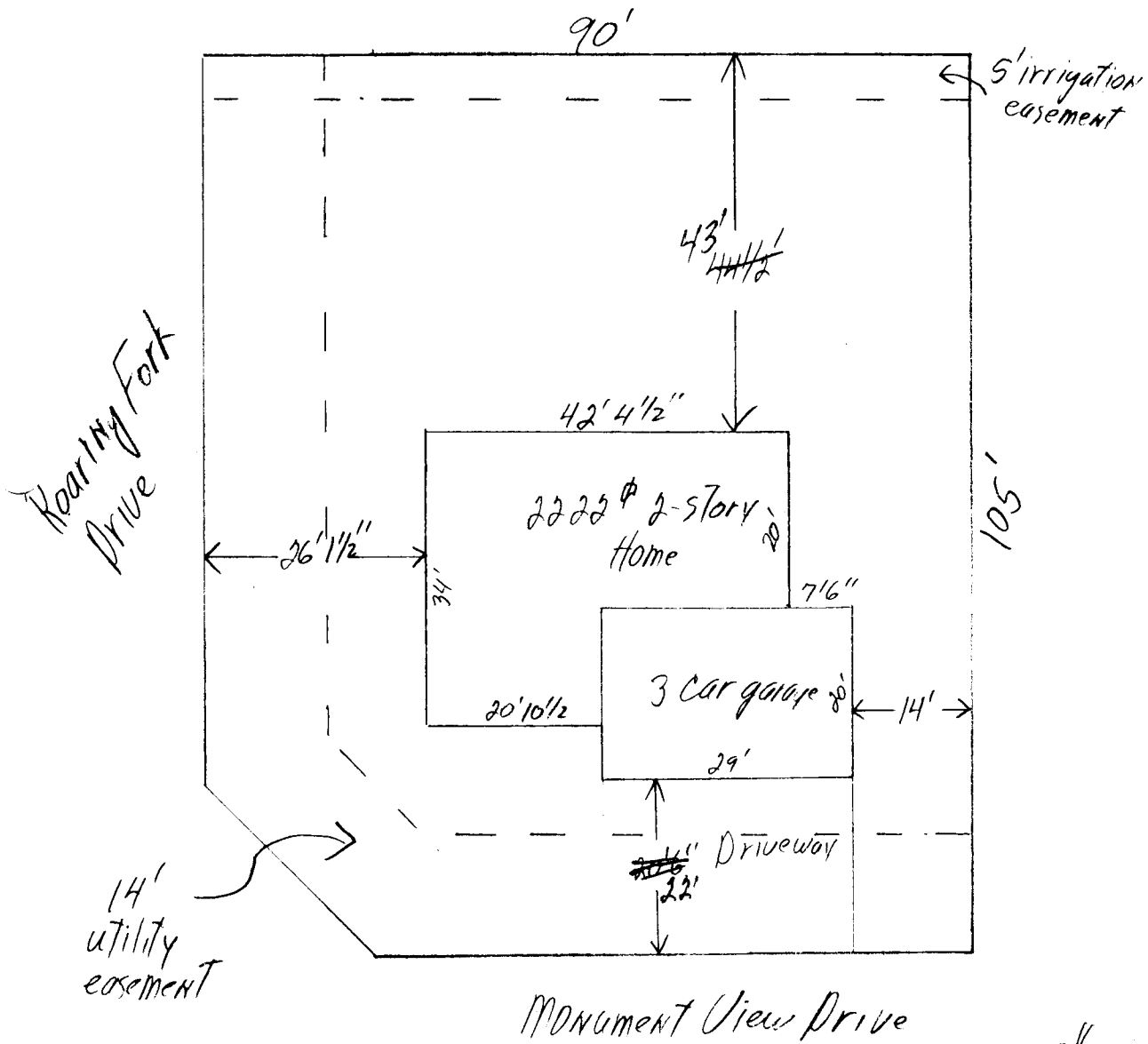
Tax sched. # 2701-334-27-012

Rear: 20' for lots on West perimeter

15' for lots on West perimeter

OK West perimeter

side: 5'



ACCEPTED KKA 4/30/99

FOR THE CITY OF DENVER

PLANNING AND ZONING DEPARTMENT

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Denver, Colorado, this 30th day of April, 1999.

PLANNING AND ZONING DEPARTMENT

AND PROPERTY LINES.

Done OK

with Davis

4-29-99