

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77216



Your Bridge to a Better Community

BLDG ADDRESS 725 1/2 Monument View Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1656 + 804

TAX SCHEDULE NO. 2701-334-17-014 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1656 + 804

FILING 2 BLK 3 LOT 1 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

(1) OWNER Cole & Company Builders LLC. NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) ADDRESS 2755 North Ave. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (970) 243-7711 DESCRIPTION OF WORK & INTENDED USE Residential (New)

(2) APPLICANT _____ TYPE OF HOME PROPOSED:

(2) ADDRESS Same Site Built Manufactured Home (UBC)

(2) TELEPHONE _____ Manufactured Home (HUD)

Other (please specify) _____

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 4.1 Maximum coverage of lot by structures -

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO

or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions 10' easement in rear

CENSUS 9 TRAFFIC 4 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 10-5-2000

Department Approval [Signature] Date 10-9-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13451</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/9/00</u>

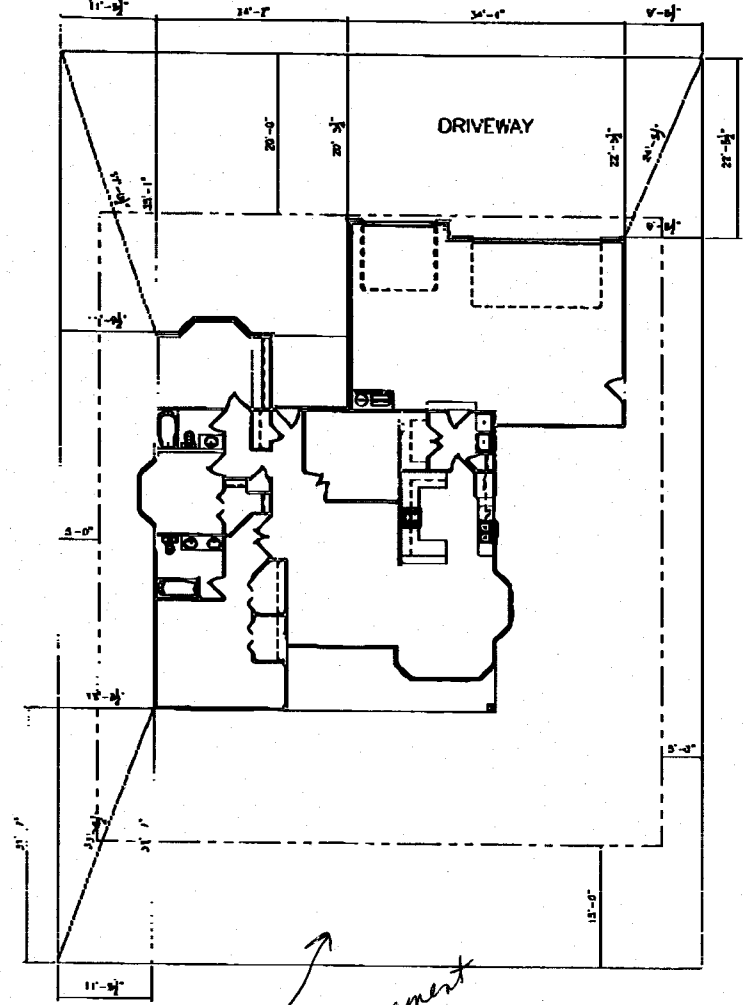
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY LOCAL
AND DISTRICTING PRIOR TO CONSTRUCTION.

NORTH VALLEY SUBDIVISION BLOCK LOT 3

725 1/2 MONUMENT VIEW DRIVE



*DRIVE OK
EH
10/9/00*

ACCEPTED *Ronnie Edwards 10/9/00*
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.

*10' easement
in rear*

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)