

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73724



[Handwritten mark]

Your Bridge to a Better Community

BLDG ADDRESS 733 1/2 Monument View Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2443
 TAX SCHEDULE NO. 2701-334-25-007 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2443
 FILING 4 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER CARNEZ CONST. & DEV. INC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1172 23 1/2 Rd. USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 241-6080/260-0077 cell DESCRIPTION OF WORK & INTENDED USE New home
 (2) APPLICANT OWNER TYPE OF HOME PROPOSED:
 (2) ADDRESS — 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 3.8 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 15' from PL Parking Req'mt 2
 Maximum Height — Special Conditions —
 CENSUS 9 TRAFFIC 4 ANN# —

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 1/26/00
 Department Approval [Signature] Date 1/27/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <u>—</u>	W/P No. <u>2017</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/27/00</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)

PLOT PLAN

Address: 733 1/2 Monument View Dr.

Legal Desc. L. 4 B. 1 North Valley #4

Tax sched # 2701-334-25-007

20 scale

setback requirements:

Front: 20'

rear: 20' for lots on

West perimeter

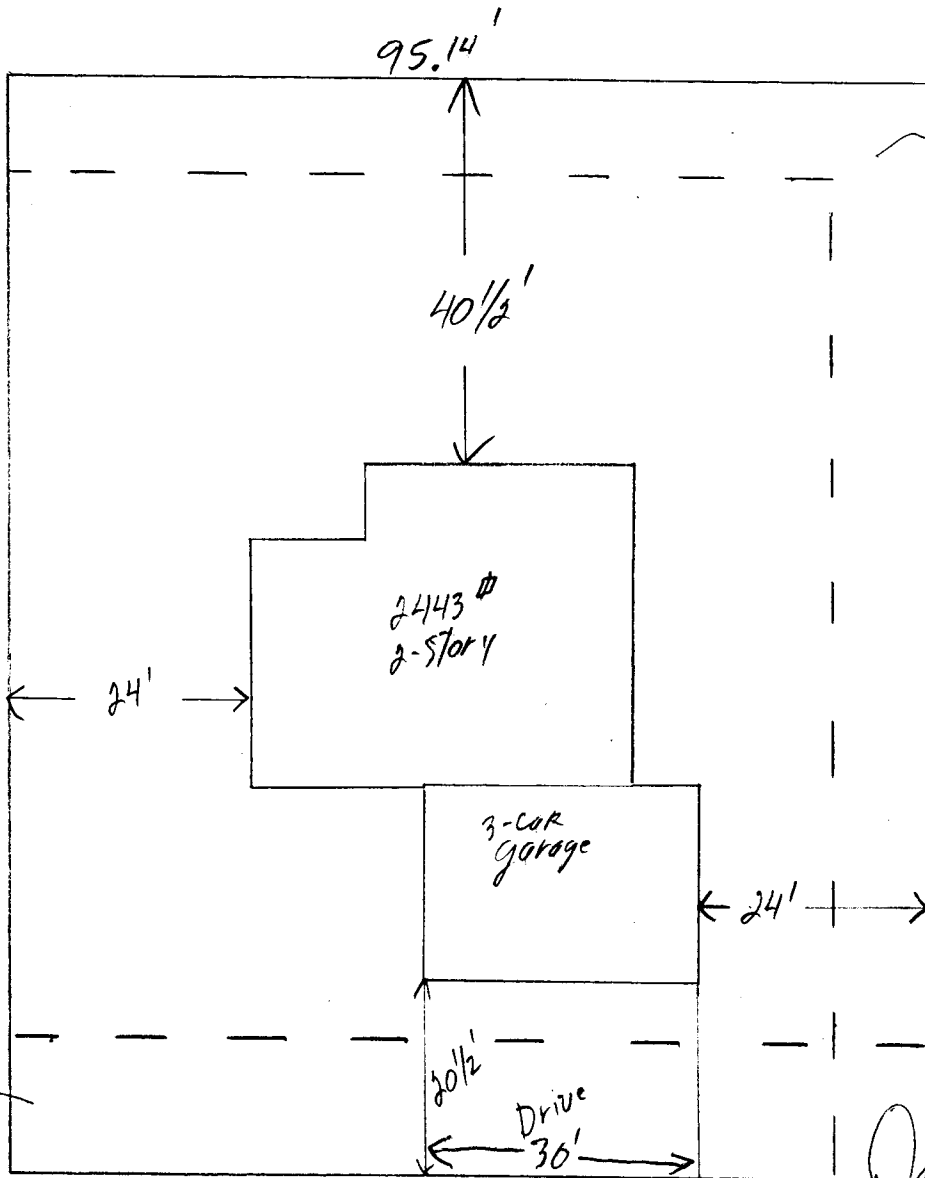
15' for lots on

or West perimeter

side: 5'

ACCEPTED
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.

1/15/00 1/27/00



*Drawn OK
Rick Downis
1-27-2000*