

DATE SUBMITTED: 5/19/92

PERMIT NO. 419161

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 114 Mount View Dr SQ. FT. OF BLDG: 1800

SUBDIVISION Manley Hts SQ. FT. OF LOT: 14000

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 5B NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-02-007 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Terry & Bonnie L Larson USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 761 Euclid Dr DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

TELEPHONE: 245-9657 New Home

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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FOR OFFICE USE ONLY

ZONE RSF-5 FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT 20 GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE 5 REAR 25 CENSUS TRACT: 6 TRAFFIC ZONE: 26

MAXIMUM HEIGHT 32 PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: N/A SPECIAL CONDITIONS: N/A

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Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

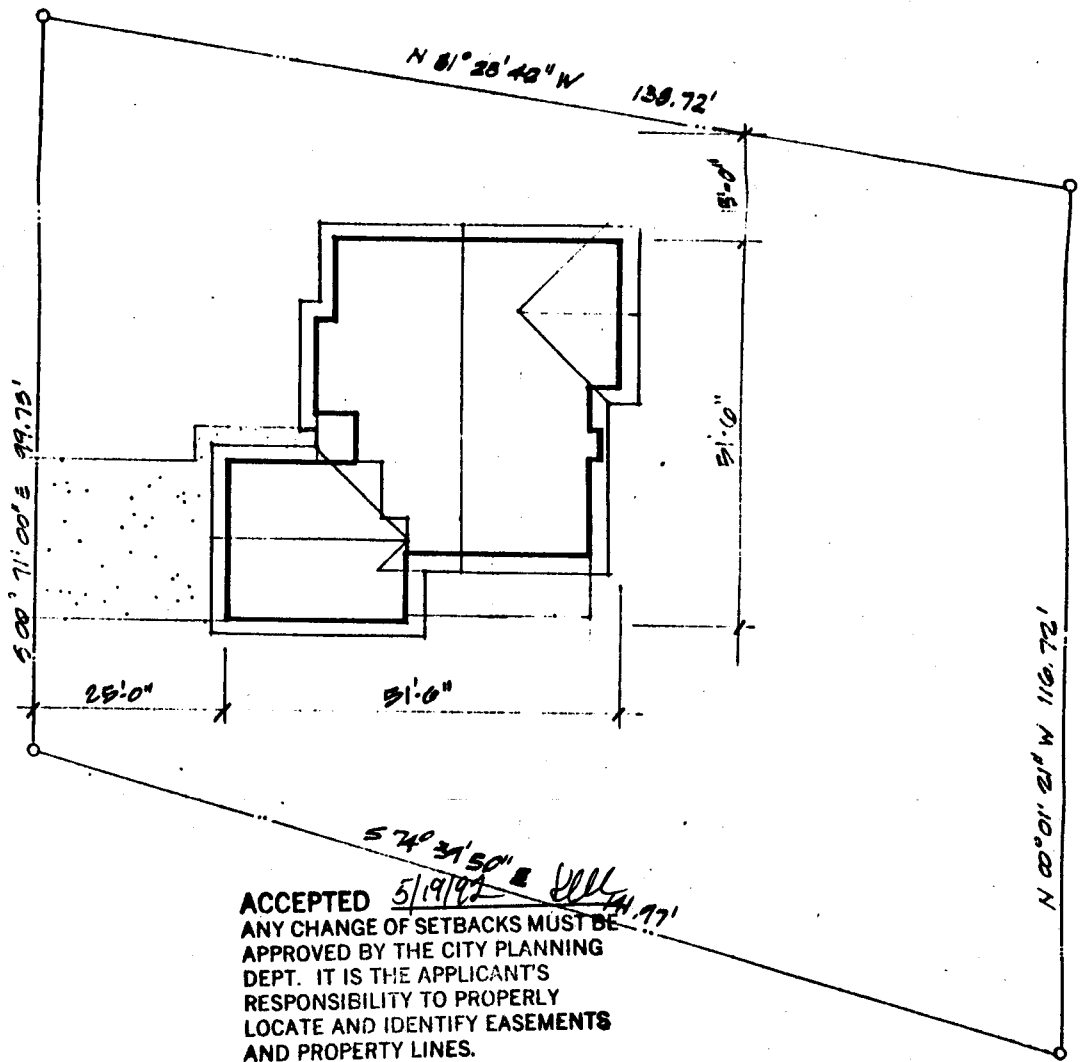
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Karl A. Maden  
Department Approval  
5/19/92  
Date Approved

Terry Larson  
Applicant Signature  
5-19-92  
Date

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

MOUNT VIEW DRIVE



ACCEPTED 5/19/97 *[Signature]*  
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.



SITE PLAN

1"=20'-0"