

FEE \$ 10.00
TCP \$ -0-

BLDG PERMIT NO. 52319

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 721 Monument View Dr. TAX SCHEDULE NO. 2701-334-17-009
SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
FILING 1 BLK 9 LOT 9 SQ. FT. OF EXISTING BLDG(S) -
(1) OWNER Paul Smith NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2345 Mesa NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Paul Smith USE OF EXISTING BLDGS Res.
(2) ADDRESS 2345 Mesa DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 5-8624 New house S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 5 from PL Rear 20 from PL Special Conditions _____
Maximum Height _____
CENS.T. 9 T.ZONE 4 ANN# _____

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).

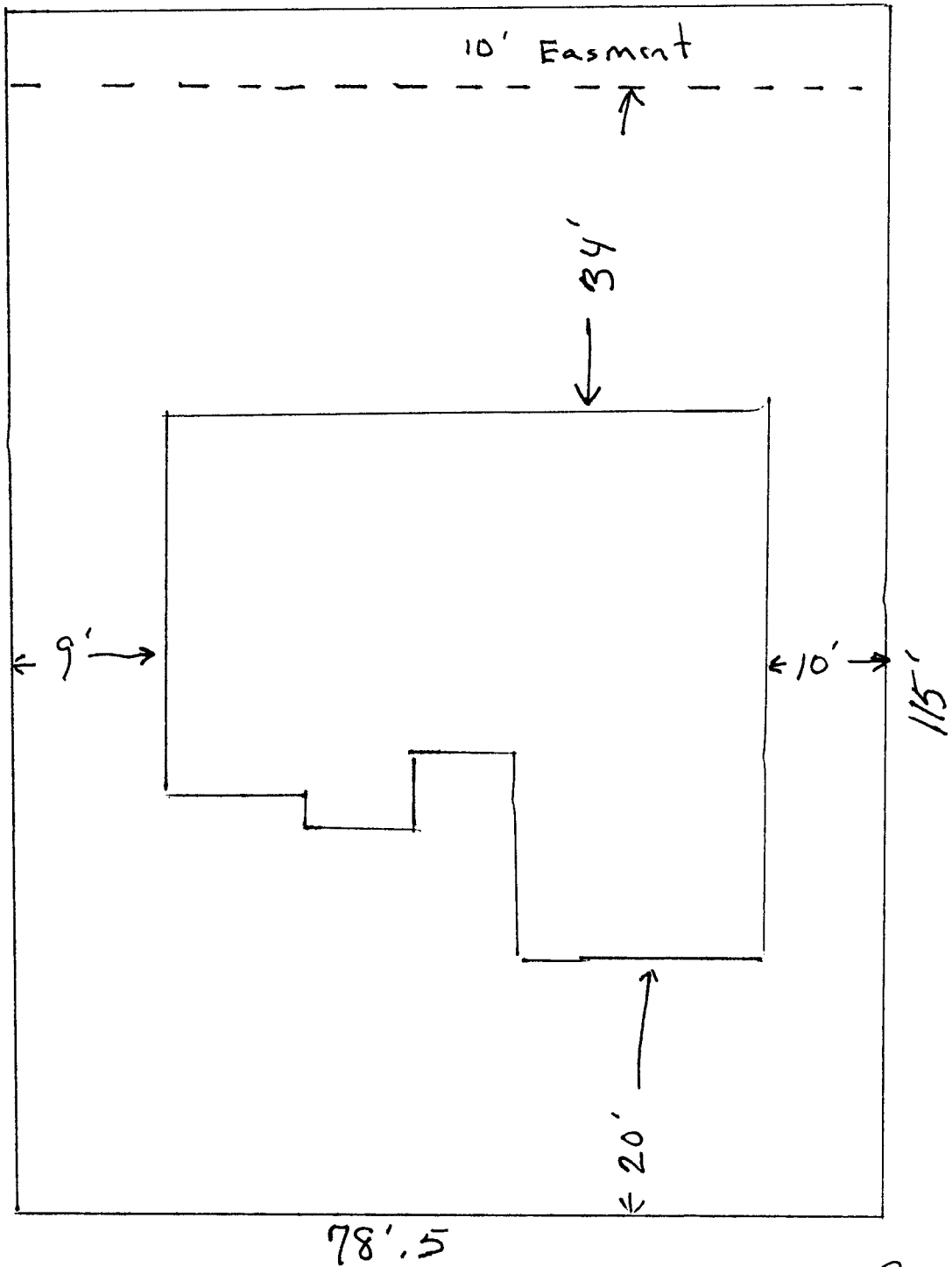
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Paul Smith Date 6-1-95
Department Approval Marcia Batideaux Date 5-25-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8344 - S/F
Utility Accounting Millie Fowler Date 6-1-95

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)



721 Monument View Dr

ACCEPTED *me 5-25-95*
 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.