

FEE \$ 10.00

BLDG PERMIT NO. 51434

TCP - 0 -

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 223 Monument View TAX SCHEDULE NO. 2701-334-17-010
SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1590
FILING 1 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Marcus Costopoulos NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 296 1/2 Sorensen Ave NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS N/A
(2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE new home const.

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) or from center of ROW, whichever is greater Parking Req't
Side 5' from PL Rear 20' from PL Special Conditions
Maximum Height
CENSUS TRACT 9 TRAFFIC ZONE 4

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).

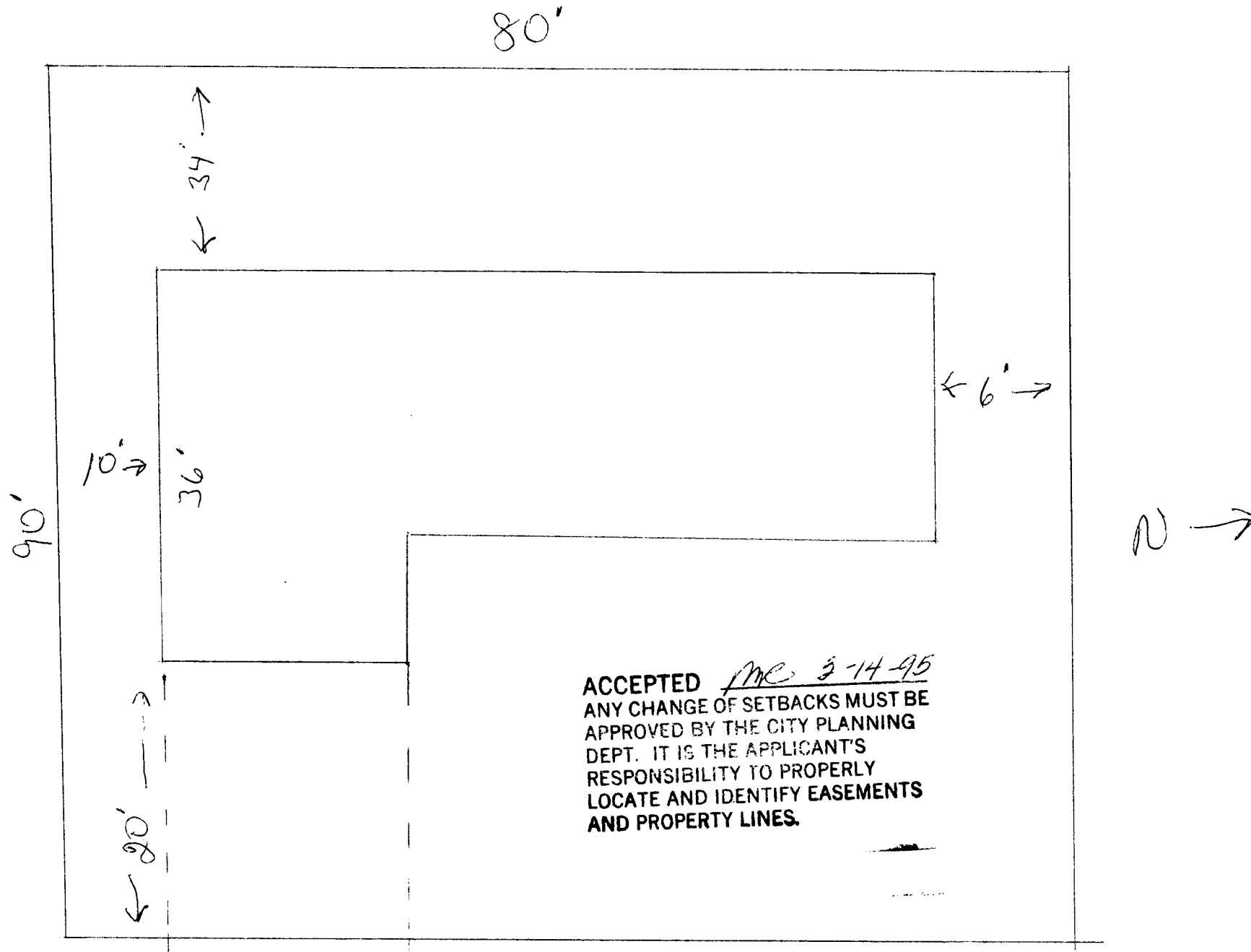
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date
Department Approval [Signature] Date 3-14-95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8170
Utility Accounting [Signature] Date 3/14/95

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

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



733 Monument View Dr.