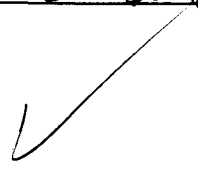


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57656

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 72 1/2 Monument View TAX SCHEDULE NO. 270133419012
 SUBDIVISION NORTH JARLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1602
 FILING 2 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER LINDA JERRY MOZAHN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3020 BOOKCLIFF AVE.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-6090 USE OF EXISTING BLDGS 0
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS _____ SINGLE FAMILY RESIDENCE
 (2) TELEPHONE _____

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 Special Conditions _____
 Side 5' from PL Rear 15' from PL
 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 9-19-96
 Department Approval [Signature] Date 9/26/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9534

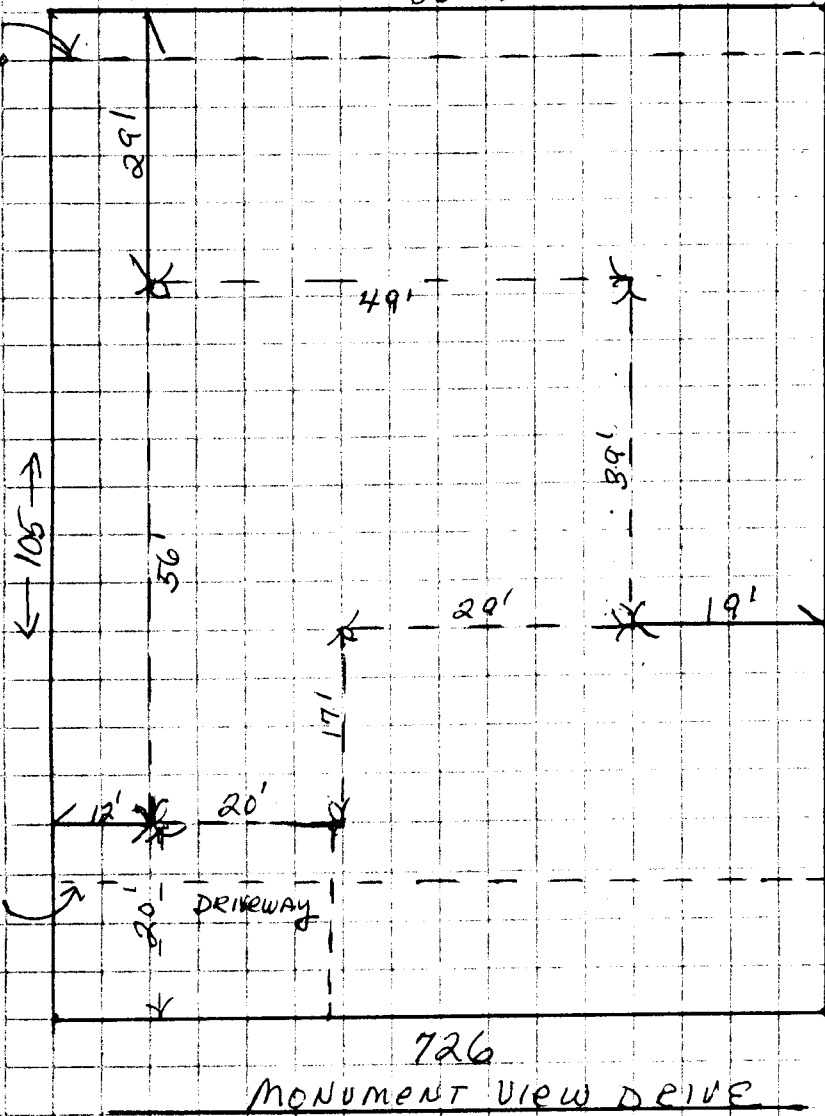
Utility Accounting [Signature] Date 9/26/96

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)

5'
DRAINAGE,
IRRIGATION
& UTILITY
EASEMENT

← 80' →



14'
MULTI-
PURPOSE
EASEMENT

DRIVEWAY

NORTH VALLEY SUE
LOT 8,
BLOCK 3
FILING #2

726
MONUMENT VIEW DRIVE

Jerry Molzann
434-6069

DRIVEWAY
LOCATION OK
[Signature]
9-19-96

ACCEPTED *SLA 9/26/96*
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.