

FEE \$ 10.00

BLDG PERMIT NO. 51606

TCP. \$500.00

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



3028-3755-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2554 South Canal TAX SCHEDULE NO. 2701-344-11-002
 SUBDIVISION Wilson Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,100
 FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Gerald Mumpada NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2397 Broadway NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-4931 USE OF EXISTING BLDGS None
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS Same Build New Home - S/F
 (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 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions ACCO approval
 _____ required prior to building
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 18

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).

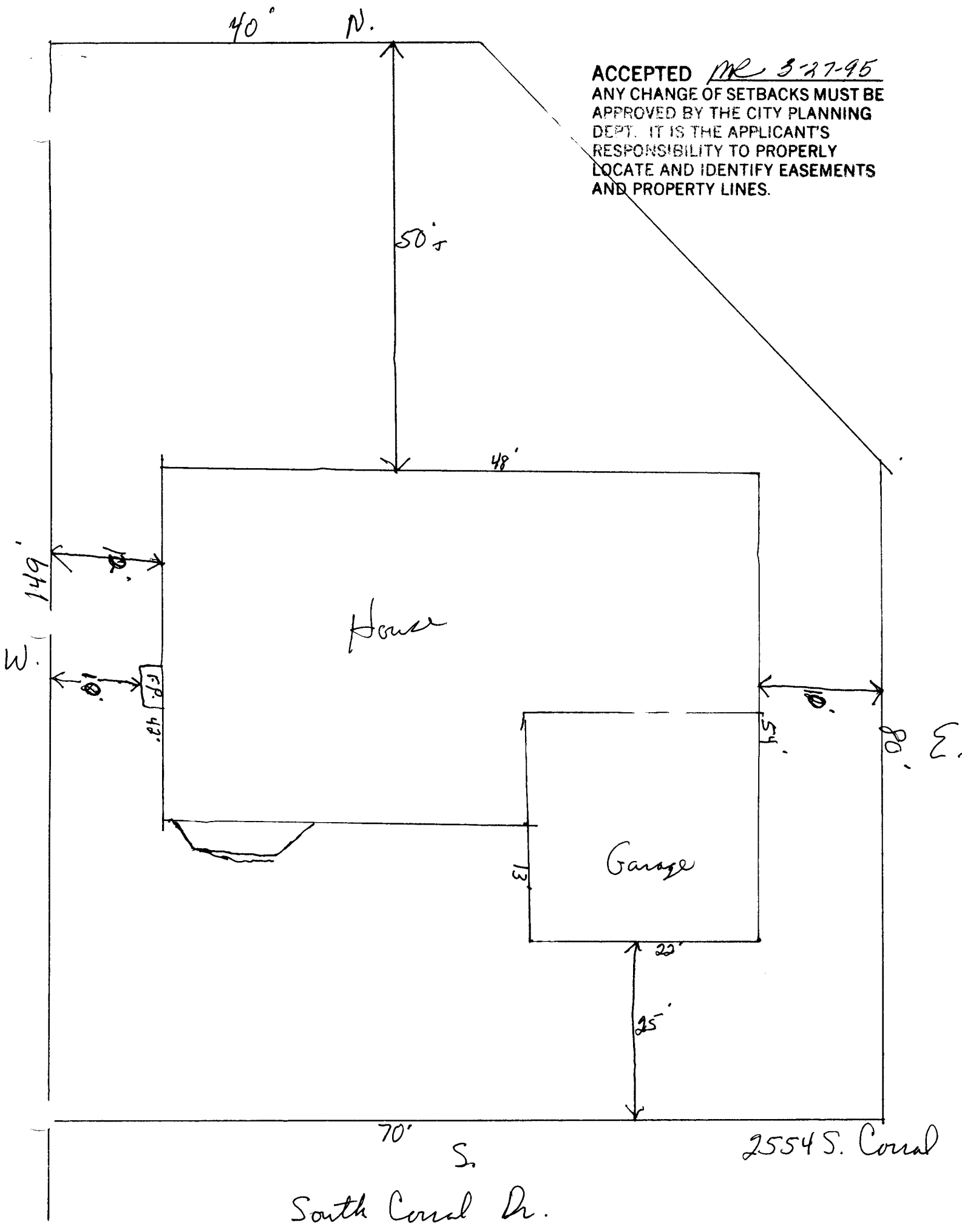
Applicant Signature Gerald Mumpada Date 3-27-95
 Department Approval Marcia Babideaux Date 3-27-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8194 - S/F
 Utility Accounting Melba Fowler Date 3-27-95

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)

ACCEPTED MR 3-27-95
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.



South Coral Dr.

2554 S. Coral