

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57269

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 671 Ignacio Ct. TAX SCHEDULE NO. 2945-032-35-008
SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 sqft.
FILING 2 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Mc Building + Dev., LLC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2493 Hwy 6 + 50, #14
GJ 8305
(1) TELEPHONE (970) 241-7844 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Lynda Munfrada USE OF EXISTING BLDGS 0
(2) ADDRESS 2397 Broadway DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE (970) 245-4931 SF Home

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 2.8 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 10' from PL Rear 20' from PL
Maximum Height _____
CENSUS TRACT 10 TRAFFIC ZONE 19

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 Lynda Munfrada Date 8-19-96

Department Approval Linda Castello Date 8/20/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 9438 - S/F

Utility Accounting Miller Fowler Date 8-20-96

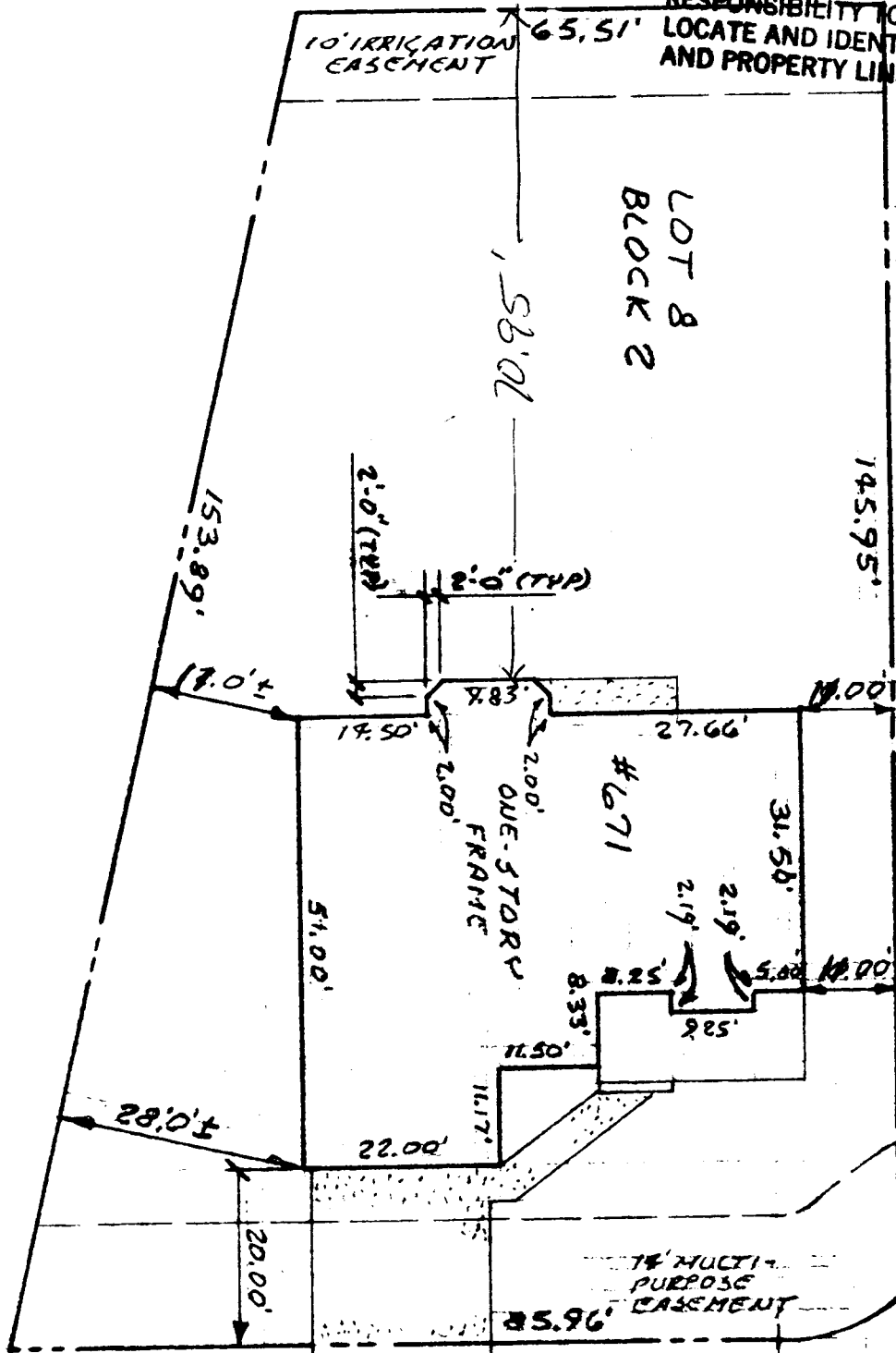
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

96-92-B
 J. J. J.
 LOCATION OK
 DRIVEWAY



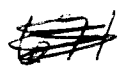
ACCEPTED SLC 8/20/96
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.



SCALE: 1"=20'

LOT PLAN

671 IGNACIO COURT



Rx 20.00'
 Lx 13.47'
 CH - 13.22'
 CH BRG - 519'17"41"E