

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58400

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 673 Ignacio TAX SCHEDULE NO. 2945-032-35-007
 SUBDIVISION Valley Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 sqft
 FILING 2 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER MC Bldg & Development, UC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2493 Hwy 165 #14
 (1) TELEPHONE 970-241-2844 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT MC Construction USE OF EXISTING BLDGS 0
Gerald Munfada
 (2) ADDRESS 2397 Broadway DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-4931 Residence

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 Gerald Munfada Date 11/27/96
 Department Approval [Signature] Date 12/2/96

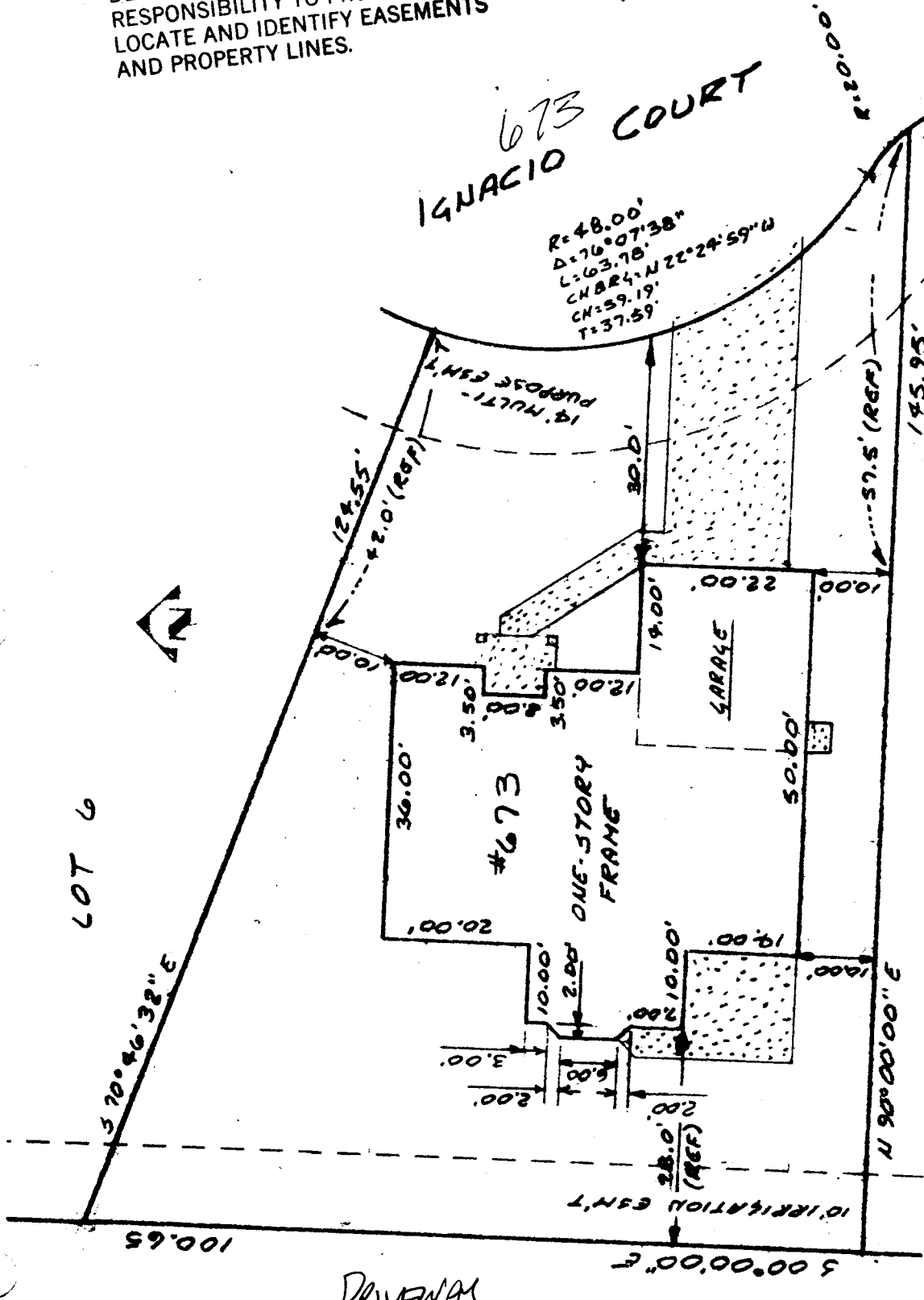
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9699

Utility Accounting [Signature] Date 12/2/96

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)

ACCEPTED SUC 17/2/96
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.



LOT 7
PLOT PLAN - LOT 7, BLOCK 2, VALLEY MEADOWS FILING TWO
SCALE: 1"=20'

DRIVEWAY
LOCATION OK
J. Wilson 11-27-96