

FEE \$ 10⁰⁰

BLDG PERMIT NO. 55083

PLANNING CLEARANCE

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

PC

3100-1290-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 674 UTAH COURT TAX SCHEDULE NO. 2945-032-25-004

SUBDIVISION VALLEY MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1838

FILING — BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER MOGENSEN-KURTZ HOMES, INC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1716 ROOD AVE., G.J., CO. 81501

(1) TELEPHONE 241-7067 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MOGENSEN-KURTZ HOMES, INC. USE OF EXISTING BLDGS N/A

(2) ADDRESS 1716 ROOD AVE., G.J., CO. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-7067 SINGLE FAMILY 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 PR2.8

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or
_____ from center of ROW, whichever is greater

Parking Req'mt 2

Side 10' from PL Rear 20' from PL

Special Conditions A subsurface soil investigation must be conducted prior to the design & construction of foundations. Mesa Co. Resolution # MEM 93-173
CENSUS TRACT 10 TRAFFIC ZONE 19

Maximum Height _____

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 FEB. 12, 1996

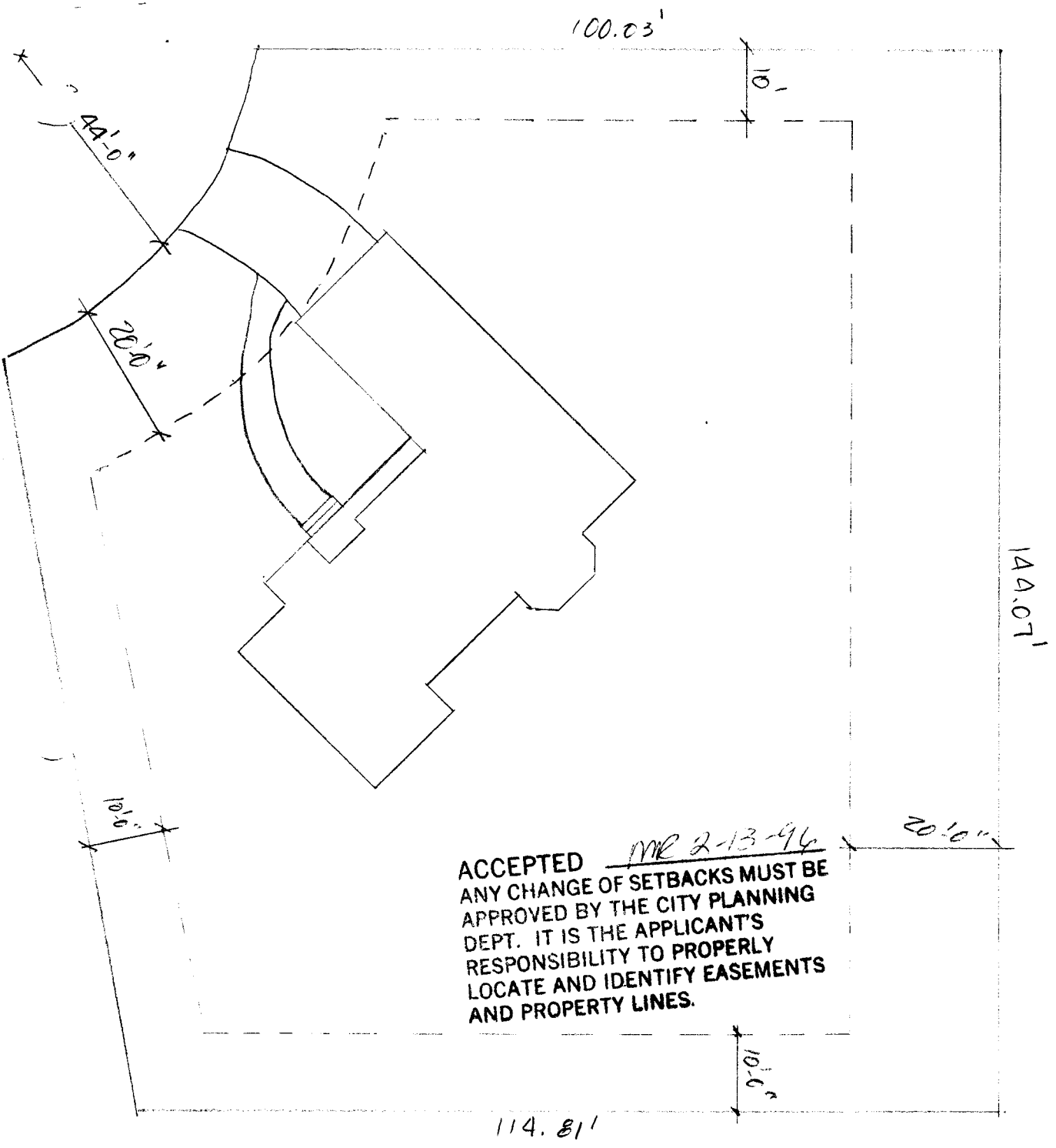
Department Approval [Signature] Date 2-13-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. WD-8941-S/F

Utility Accounting [Signature] Date 2-13-96

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 2-13-96
 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.

674 UINIAH CT.
 LOT 4, BUK. 2, VALLEY TERRANUS
 2945-02 RS-C04

DRIVEWAY
 LOCATION OK
 J. Kish
 2-13-96

MOGENSEN, KURTZ HOMES, INC.
 1216 200D AVE.
 GRAND JUNCTION, CO. 81501
 241-7067