

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 55064

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

3100-1400-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2540 WESTWOOD DR. TAX SCHEDULE NO. 2945-032-35-009

SUBDIVISION VALLEY MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2908 **HOUSE & GARAGE**

FILING 2 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER JOE F. & MARCIA L. GAMBILL NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2518 MONUMENT RD. SUITE B

(1) TELEPHONE 243-5337 - Joe NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JOYNER CONST. USE OF EXISTING BLDGS _____

(2) ADDRESS 998 23 ROAD DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 243-0875 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 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

Side 10' from PL Rear 20' from PL Special Conditions A subsurface soil investigation must be conducted prior to the design & construction of foundations.
Resolution MCM-93-173

Maximum Height _____ CENS.T. _____ T.ZONE _____ ANN# _____

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 Tom Joyner Joe F. Gambill Date 2-9-96

Department Approval Marcia Rubideau Date 2-15-96

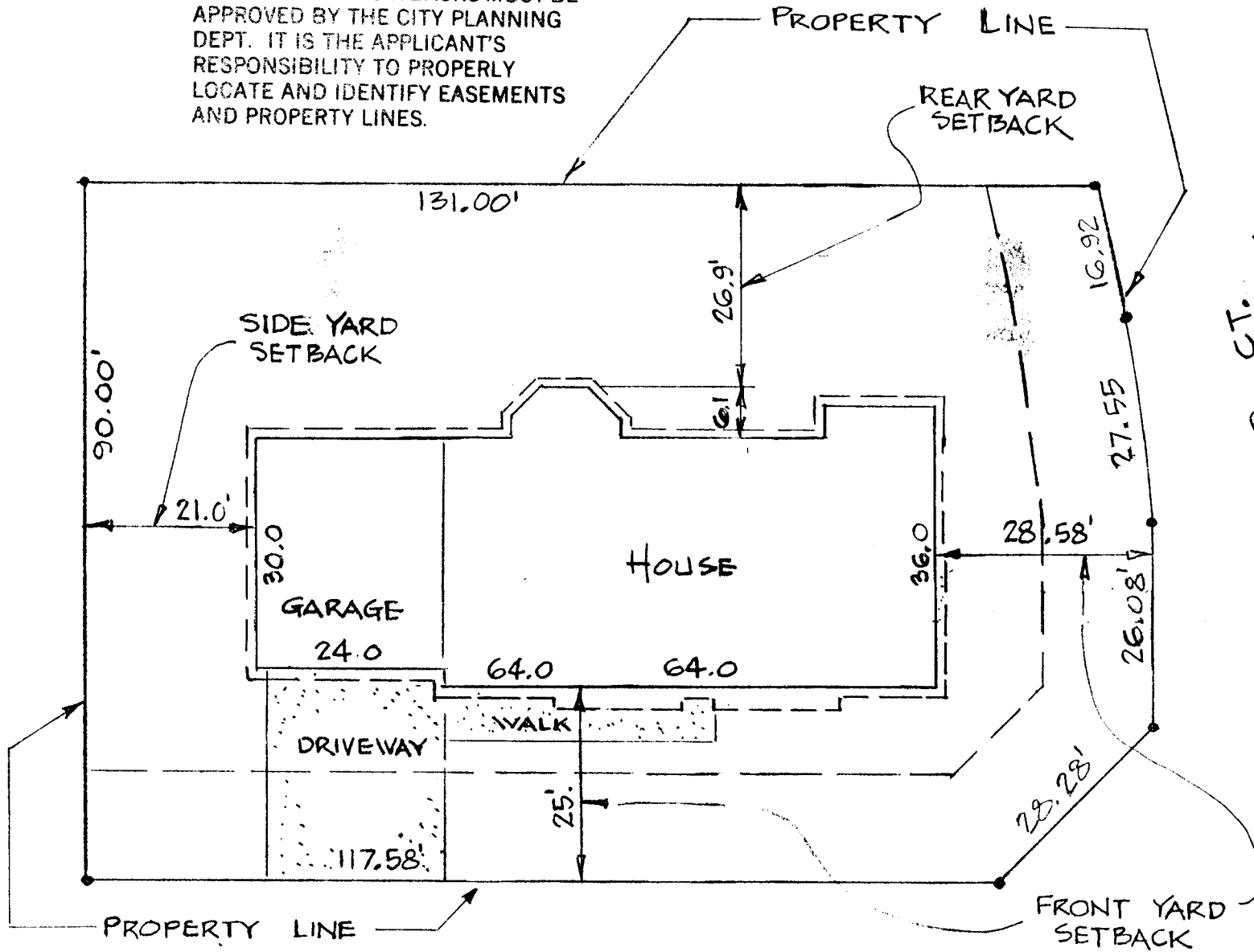
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8945 S/F

Utility Accounting Mellie Fowler Date 2-14-96

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 *Ronnie 2/15/96*
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.



*IGNACIO CT.
DRIVEWAY &
LOCATION 2-16-96*

LOT 9, BLOCK 2
VALLEY MEADOWS SUBD.
FILING NO. 2

WESTWOOD DRIVE
PLOT PLAN
SCALE 1" = 20'