

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 07081

8874-12093 2.88  
EQU

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

Ⓟ

BLDG ADDRESS 2686, 2687, 2688 Milo Dr. TAX SCHEDULE NO. 2945-261-08-030

SUBDIVISION Munfrada Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOTS 5, 6, 7, 8 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER — NO. OF DWELLING UNITS  
BEFORE: 4 AFTER: 4 THIS CONSTRUCTION

(1) ADDRESS —

(1) TELEPHONE — NO. OF BLDGS ON PARCEL  
BEFORE: 4 AFTER: 4 THIS CONSTRUCTION

(2) APPLICANT Ron Wells USE OF EXISTING BLDGS Residential

(2) ADDRESS 628 Ocean Ave G.J. Colo DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE 243-7448 Demolition of carports and sheds

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RMF-16

Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL)  
or 45' from center of ROW, whichever is greater

Parking Req'mt —

Side 10' from PL Rear 20' from PL

Special Conditions —

Maximum Height 36'

CENSUS 13 TRAFFIC 80 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 Ron Wells Date 9-14-98

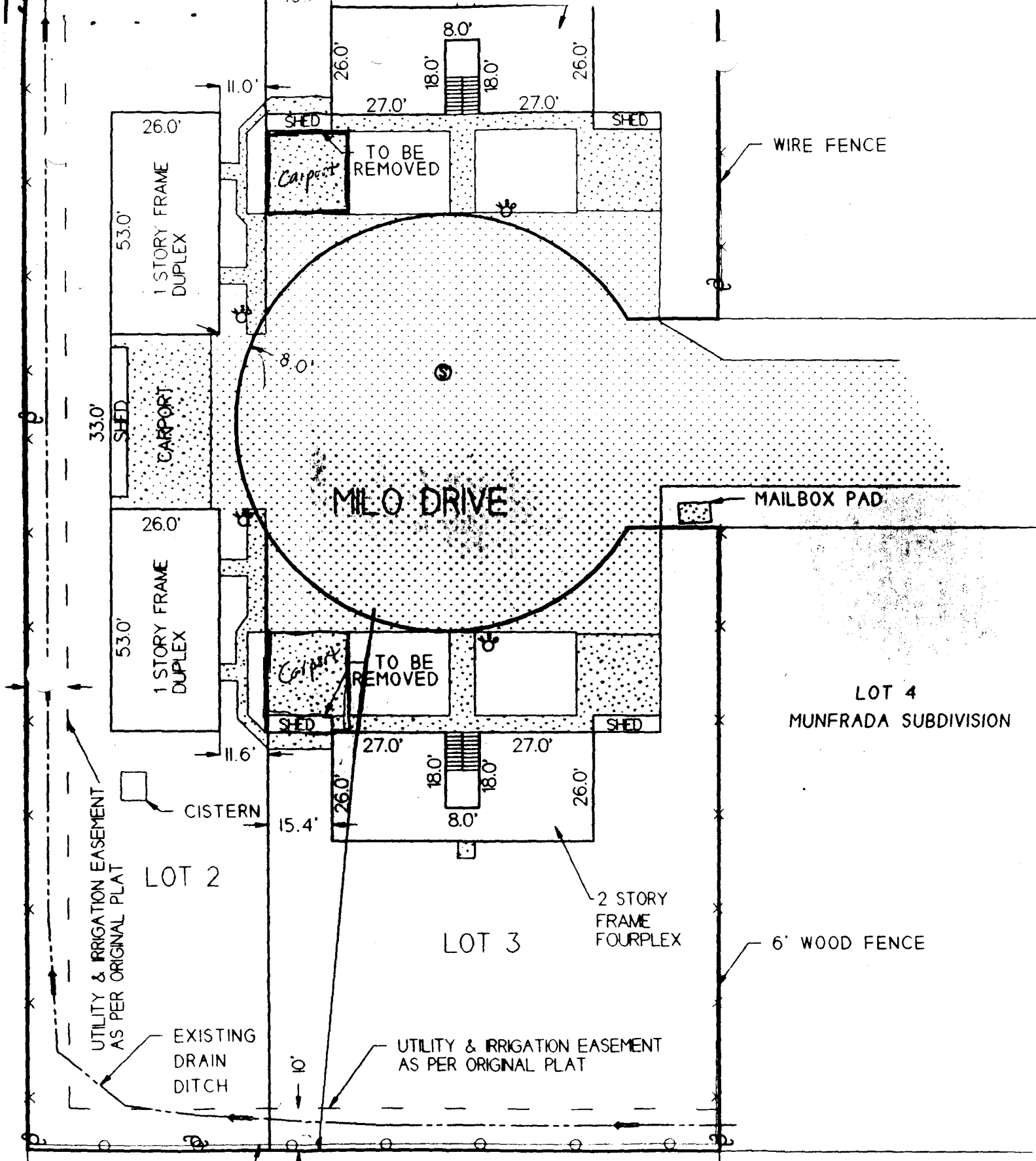
Department Approval Mike Pelletini Date 9/14/98

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

Utility Accounting Costs included Date 9-14-98

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)



WIRE FENCE

MILO DRIVE

MAILBOX PAD

LOT 4  
MUNFRADA SUBDIVISION

2 STORY  
FRAME  
FOURPLEX

6' WOOD FENCE

LOT 2

LOT 3

UTILITY & IRRIGATION EASEMENT  
AS PER ORIGINAL PLAT

EXISTING  
DRAIN  
DITCH

UTILITY & IRRIGATION EASEMENT  
AS PER ORIGINAL PLAT

CHAIN LINK FENCE

NOW OR FORMERLY  
DELORES S. BROWN  
TAX #2945-261-00-008

APPROVED FOR CONSTRUCTION

*W. Pelletier* 9/14/98  
Community Development Department Date

DEMOLITION PERMIT NO. \_\_\_\_\_ AMENDMENT

Applicant Ron Wells  
Address 628 Couray Ave G.F. Date 9-14-98

This demolition permit is expressly conditioned on the developer and the property owner granting certain rights to the City. Those rights include granting the City full right of ingress and egress for the purpose of demolishing and removing the structure(s) identified in the development improvement agreement (agreement) attached hereto and made a part hereof by reference. Rights granted by the property owner and/or the developer are assignable by the City.

The developer and property owner shall be deemed to have granted any and all required access by acceptance of this permit and/or agreement.

Any and all reference in the agreement to installation and construction shall by the developer and property owner's acceptance of this permit be deemed to include demolition, destruction, removal and any and all associated or incidental activities thereto. If the City exercises any right(s) that it may have under the agreement to demolish or remove structure(s) the City shall leave the property in a condition determined by it, in its sole discretion, to be consistent with the standard of a demolition contractor in Grand Junction, Colorado. The City shall own the waste material and shall dispose of it in a manner determined appropriate. Cost of disposal shall be assessed against the property owner and the developer jointly and severally. The developer and the property owner shall have no claim to any salvage material. If any of the structure(s) and/or site(s) is/are contaminated with any controlled or regulated substance, the City shall immediately suspend any activities on the site(s) and may take legal action against the developer and/or property owner to the fullest extent allowed by the agreement and/or law.

The City may exercise for any breach, including but not necessarily limited to environmental contamination, any and all legal or equitable remedies that it may have including but not limited to actions enjoin sales or construction on any or all lots, damages, collection under the agreement and other civil and/or criminal remedies.

The developer and property owner shall indemnify and hold the City harmless for any and all costs, damages and expenses that it may incur or that may result or be attributable to this granting this permit, exercising rights under or arising out of this permit or the agreement.

The developer and the property owner shall defend the City against legal action filed against it by any party, including but not limited to state or federal environmental agencies. The indemnity, hold harmless and defense of the City by the developer and the property owner shall include agents and employees of the City when actions against them are as a result of action taken under or arising out of the agreement and/or this permit.

To the extent necessary or required this permit shall amend the agreement. The agreement and the permit shall be liberally construed in favor of the City. The traditional rule that ambiguities shall be construed against the drafter, which is the City, shall not be applicable. The developer and the property owner acknowledge sufficient consideration for this permit and the amendment of the agreement and that any and all defenses to contract formation are waived.

SIGNATURE OF APPLICANT Ron Wells date 9-14-98  
(If corporation, to be signed by president and attested to by secretary together with the corporate seals.)