

FEE \$ <u>10.00</u>
TCP \$ _____
SIF \$ <u>PAID</u>



BLDG PERMIT NO. 62799

Call when ready!

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 408 Montero ST TAX SCHEDULE NO. 2945-183-02-002

SUBDIVISION trails West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700

FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Concept Builder LLC NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2641 Chestnut Dr

(1) TELEPHONE 241 1050 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS new HOME

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ New HOME

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 RSF-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height 32' CENSUS 401 TRAFFIC 63 ANNEX# _____

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 Nov 2-97

Department Approval [Signature] Date 11-5-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10681

Utility Accounting [Signature] Date 11-05-97

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 SLC 11-5-97
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.

