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|--------|-----------------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |
| SIF \$ | 292⁰⁰ |



BLDG PERMIT NO. 101753

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 412 Montaro St. TAX SCHEDULE NO. 2915-183-02-002

SUBDIVISION Trials West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1810

FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Kanlot Ent. LLP NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 IS CONSTRUCTION

(1) ADDRESS 0010 Caballo Rd NO. OF BLDGS ON PARCEL
Carbondale Co 81423 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE (970) 943-0627 BEFORE: _____ AFTER: _____

(2) APPLICANT Chris Kendrick Const. USE OF EXISTING BLDGS _____

(2) ADDRESS 231 W Fallen Rock Rd DESCRIPTION OF WORK AND INTENDED USE: _____
Grand Junction Co 81503

(2) TELEPHONE 245 8987 New Single Family Res.

PAID
 AUG 29 1997
 CMI

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 3570

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

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

Maximum Height 32'

CENSUS 1401 TRAFFIC 63 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 [Signature] Date 8-26-97

Department Approval [Signature] Date 8-29-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10513

Utility Accounting [Signature] Date 8/29/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

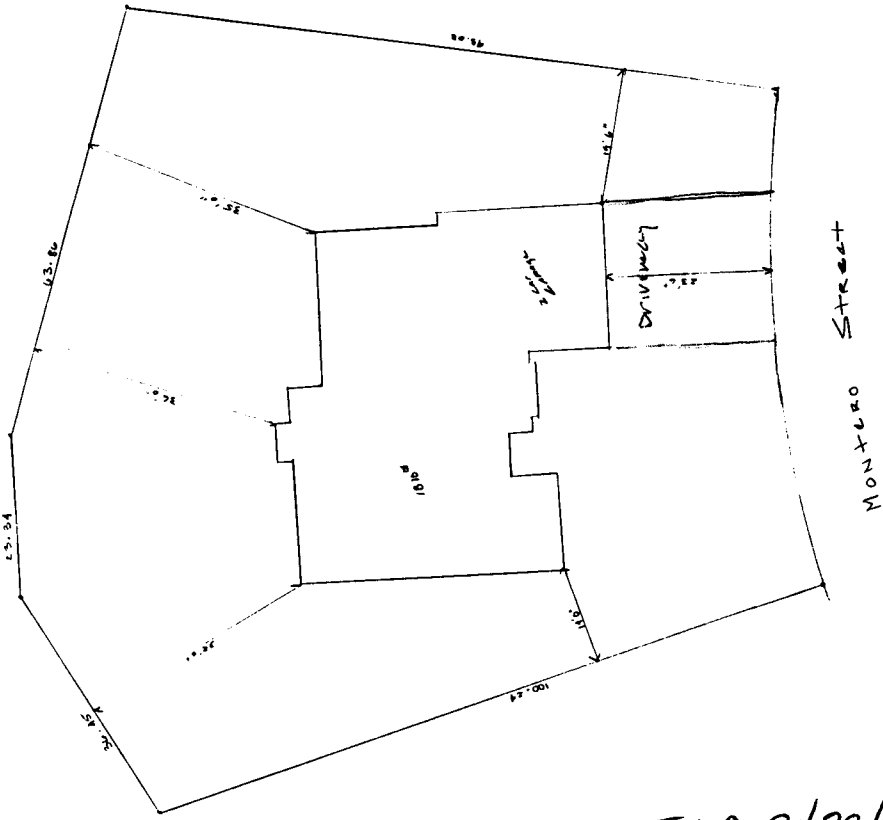
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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 Chris Menden Construction
 412 MONTERO ST

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ACCEPTED SLC 8/29/97
 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.

DRIVEWAY LOCATION OK.
 K. Ashbeck 8/26/97