

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	pd



BLDG PERMIT NO. 61752

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



BLDG ADDRESS 413 Montaro St. TAX SCHEDULE NO. 2445-183-02-002
 SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1831
 FILING 2 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Chris Kandruck Const NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 231 W. Fallon Park Rd
Grand Junction Co. 81503 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 245-84107 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Single Family Res.

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
 of 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).

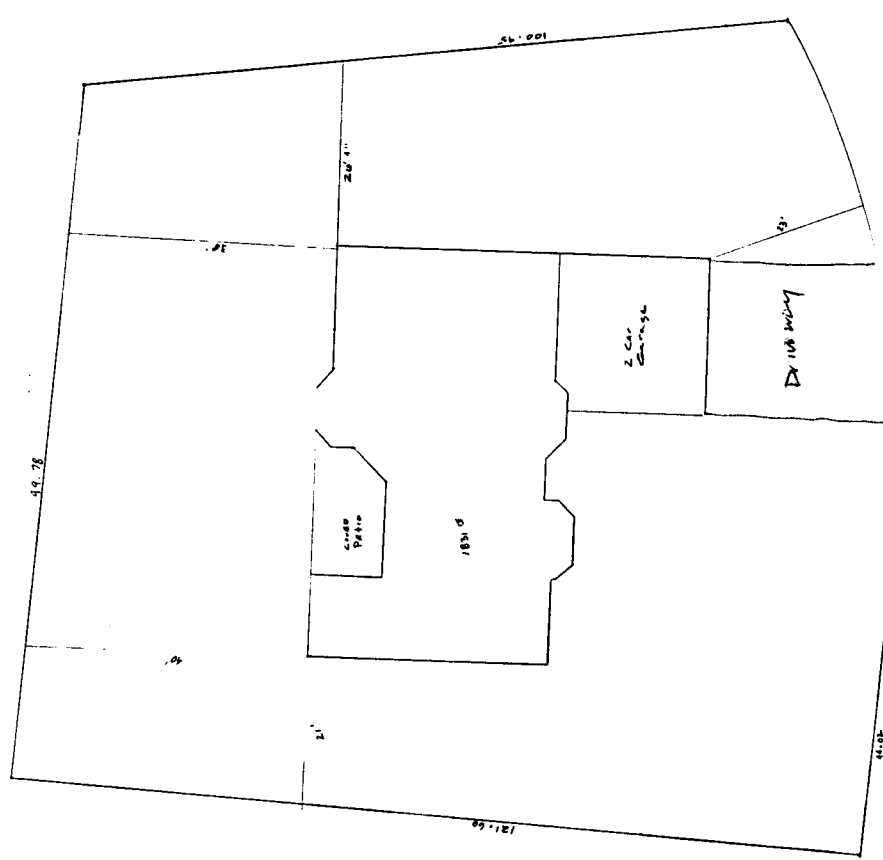
Applicant Signature _____ Date 8-26-97
 Department Approval Antonia Costello Date 8-29-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10512
 Utility Accounting Chale 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)


 413 MONTERO ST
 1200-547 (415)



MONTERO STREET

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 O.K.
 K. Ashbeck 8/26/97