

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>397000</u>

BLDG PERMIT NO. <u>59639</u>
FILE #

Single Family

**PLANNING CLEARANCE**

~~(site plan review, multi-family development, non-residential development)~~

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>420 MONTERO ST</u>	TAX SCHEDULE NO. <u>2945-183-05-006</u>
SUBDIVISION <u>TRAILS WEST VILLAGES</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1920</u>
FILING <u>1</u> BLK <u>3</u> LOT <u>6</u>	SQ. FT. OF EXISTING BLDG(S) <u>NONE</u>
(1) OWNER <u>TONY PERRY</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) ADDRESS <u>2558 JENICE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>243-4383</u>	USE OF ALL EXISTING BLDGS <u>NONE</u>
(2) APPLICANT <u>DON HOASE</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>563 VILLAGES WAY</u>	<u>NEW RESIDENCE</u>
(2) TELEPHONE <u>242-8681</u>	

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-4</u>	Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front <u>23'</u> from Property Line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>7</u> from PL Rear <u>30'</u> from PL	Special Conditions: _____
Maximum Height <u>32'</u>	
Maximum coverage of lot by structures <u>35%</u>	Census Tract <u>1401</u> Traffic Zone <u>63</u> Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

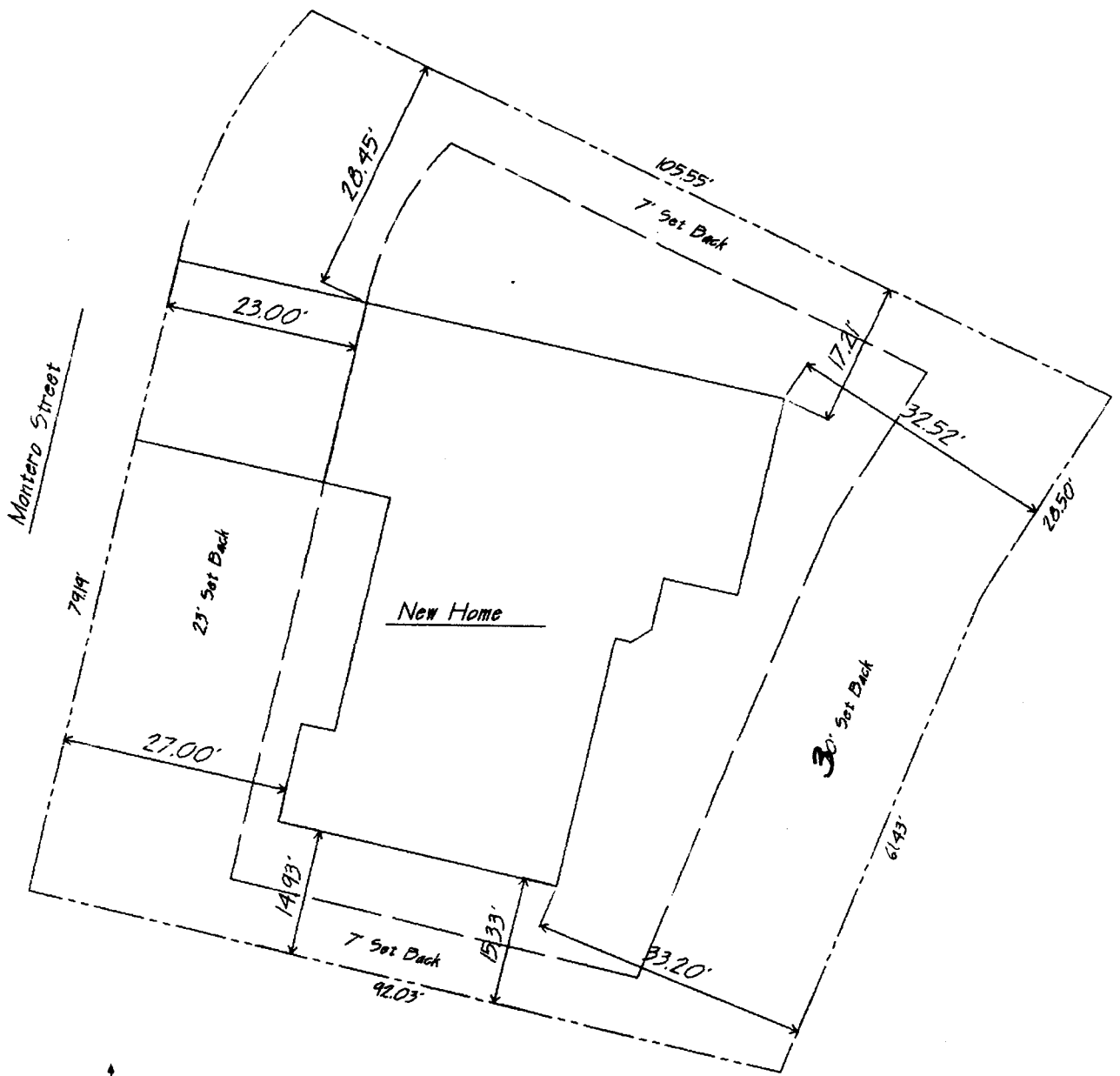
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature <u>Don Hoase</u>	Date <u>3-24-97</u>
Department Approval <u>Santa Costello</u>	Date <u>4-3-97</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>10058</u>
Utility Accounting <u>Chris...</u>	Date <u>4-8-97</u>

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)

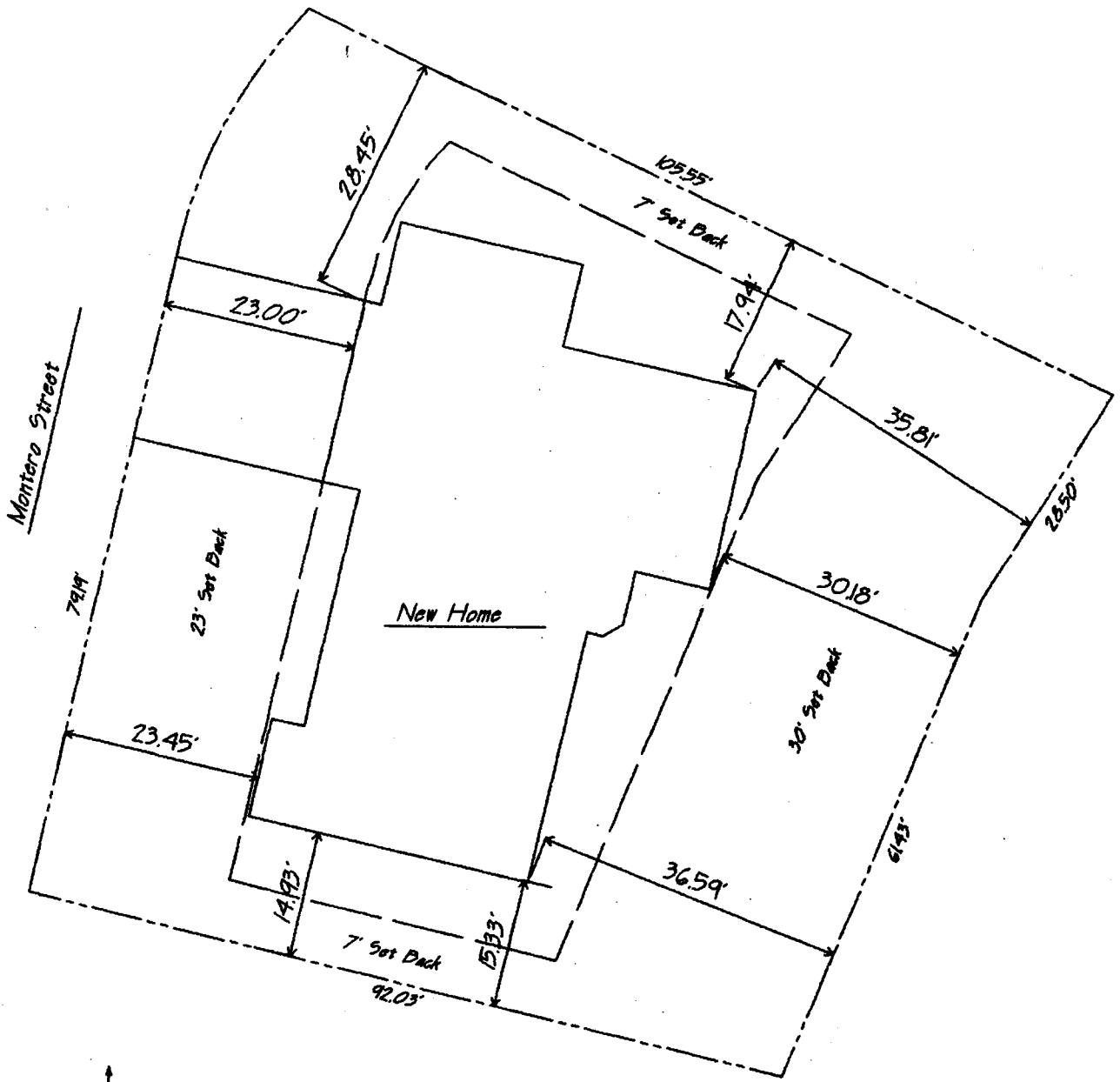


N  
Scale: 1" = 20'-0"

Lot 6, Block 3  
Trails West Village  
420 Montero St

DRIVEWAY  
LOCATION OK  
Jo Klat  
3-24-97

Don Haas



Scale: 1" = 20'-0"

Correct Site plan  
Driveway location DID NOT Change

ACCEPTED 4/3/97 SLC  
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.

Lot 6, Block 3  
Trails West Village

~~CHARTS~~  
~~245-8987~~

1875 *PL*