

FEE \$ 1000
TCP \$ 0

BLDG PERMIT NO. 60925

SIF - Pd.

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 424 Montero St. TAX SCHEDULE NO. 2945-183-05-005
SUBDIVISION TRAILS WEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1926
FILING 1 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER MYLES & ANNE BROWN NO. OF DWELLING UNITS
3321 AVENIDA DE SAN MARCOS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS SANTA FE, NM
(1) TELEPHONE (505) 471-5075 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT PBC Construction Company, Inc. USE OF EXISTING BLDGS Single Family
(2) ADDRESS 960 Belford Ave #H DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE (970) 242-5544 New Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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
Special Conditions _____
Side 7 from PL Rear 30' from PL
Maximum Height 32'
CENSUS TRACT 1401 TRAFFIC ZONE 63

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 6-21-97

Department Approval [Signature] Date 6-24-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10300

Utility Accounting [Signature] Date 6-24-97

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)

