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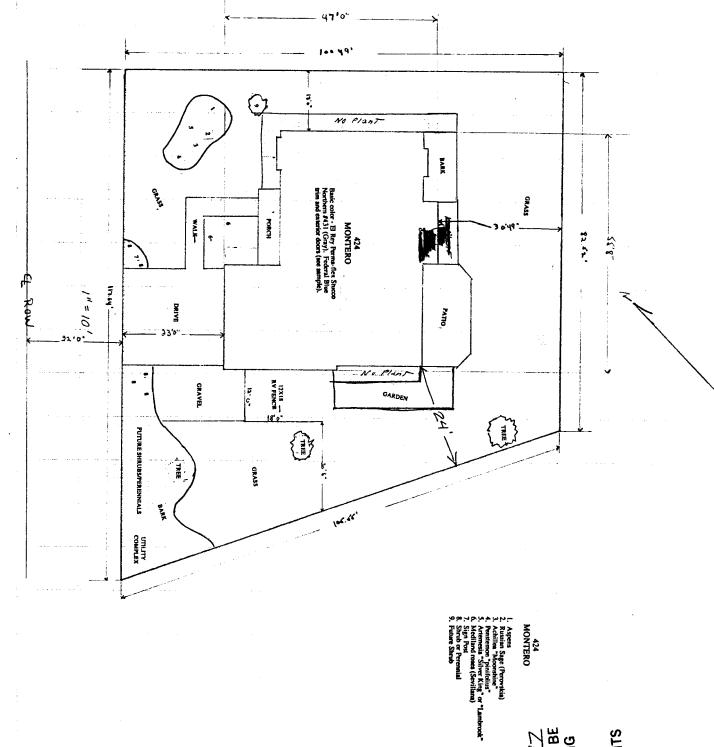
PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

<u>Grand Junction Community Development Department</u>

™ 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 BLK 3 LOT 5	SQ. FT. OF EXISTING BLDG(S)
(1) OWNER MYLES & ANNE Brown 3321 AVENIDA DE San MARCOS (1) ADDRESS SANTA FE, NM	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) TELEPHONE (505) 471 - 5075	NO. OF BLDGS ON PARCEL BEFORE: AFTER: / THIS CONSTRUCTION
(2) APPLICANT PBC Construction Company	LUSE OF EXISTING BLDGS Single Family
(2) ADDRESS 960 BELFORD AUE #H	DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE (970) 242-5544	NEW Home
	r, showing all existing and proposed structure location(s), parking, perty, and all easements and rights-of-way which abut the parcel.
SETBACKS: Front <u>JO'</u> from property line (PL) or <u>45</u> from center of ROW, whichever is greater	
	1
Maximum Height 32'	census tract 401 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	Date 6-21-97
Department Approval Leute 1 Costel	No Date 6-24-97
dditional water and/or sewer tap fee(s) are required:	YES NO W/O No
Utility Accounting August OF ISSUANCE	Date U-24-97 E (Section 9.3.20 Grand Junction Zoning & Dayslanmont Code)
	E (Section 9-3-2C Grand Junction Zoning & Development Code) C: Building Department) (Goldenrod: Utility Accounting)



424 MONTERO

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. ACCEPTED SLD 6/24/97

PRIVENTY WATER 0/25/97

May 1, 1997

MYLES & ANNE BROWN RESIDENCE

LANDSCAPE PLAN SITE PLAN