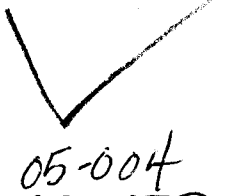


FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	pd.



BLDG PERMIT NO. 61225

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



BLDG ADDRESS 428 Montero st TAX SCHEDULE NO. 2945-183-~~60-037~~ 05-004

SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700

FILING 1 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Jesse & Jason Killebrew NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2220 Mescalero

(1) TELEPHONE (970) 243-3738 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Bradley S. Harrell USE OF EXISTING BLDGS Single Family Residential
 Grand Jct.

(2) ADDRESS P.O. Box 3648 Co. DESCRIPTION OF WORK AND INTENDED USE: Construction
 81502

(2) TELEPHONE (970) 243-8022 of Single Family Residence

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 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 25' 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 7-15-97

Department Approval [Signature] Date 7-23-97

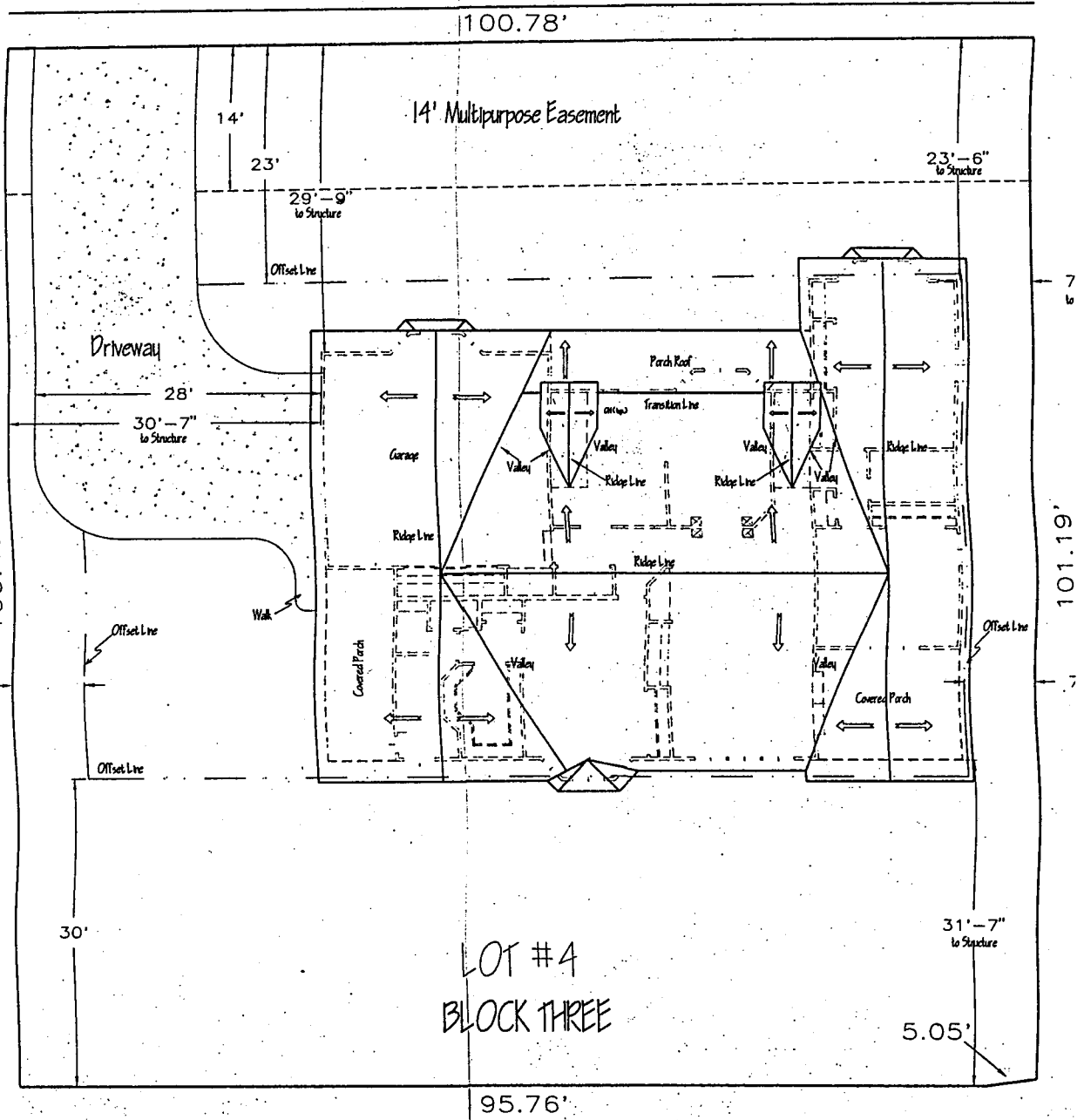
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10385

Utility Accounting [Signature] Date 7-23-97

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)

<<- MONTERO STREET ->>



ACCEPTED SLC 7/23/97
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
J. J. [Signature]
7-23-97