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BLDG PERMIT NO. 60544

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

BLDG ADDRESS 432 Montero TAX SCHEDULE NO. 2945-183-05-003
 SUBDIVISION Trails West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1678
 FILING 1 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Peck Construction NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 107 Glade Park Rd 65.
 (1) TELEPHONE 243-5560 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Peck USE OF EXISTING BLDGS —
 (2) ADDRESS 107 Glade Park Road DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-5560 Single Family

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 23' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater Special Conditions —
 Side 7' from PL Rear 30' from PL
 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).

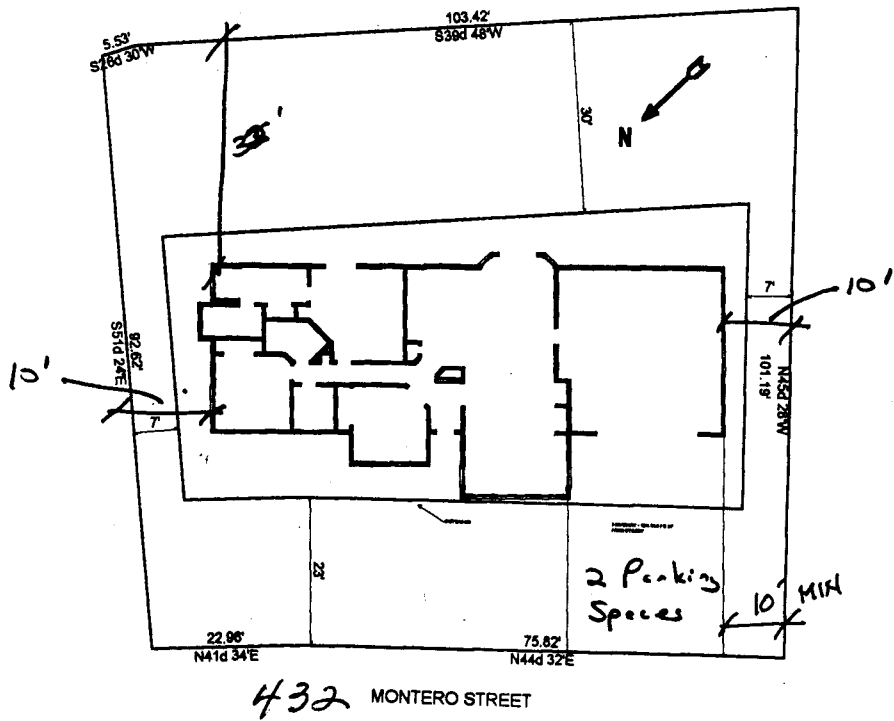
Applicant Signature [Signature] Date 5/29/97
 Department Approval Marcia Rabideaux Date 5-30-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10248
 Utility Accounting [Signature] Date 6-6-97

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)

ACCEPTED MR 5-30-97
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
W. Adkins
5/30/97