

FEE \$	10 ⁰⁰
TCP \$	Paid-

BLDG PERMIT NO. 59415

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 440 MONTERO ST TAX SCHEDULE NO. 2945-183-00-039
 SUBDIVISION TRAILS WEST VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER RALPH STANYARD NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 406 RIDGES BLVD. #5 NO. OF BLDGS ON PARCEL
GRAND JCT. CO 81503 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-248-0965 USE OF EXISTING BLDGS RESIDENTIAL
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ BUILD SINGLE FAMILY 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 _____
 SETBACKS: Front 23' from property line (PL) Parking Req'mt _____
 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 Ralph Stanyard Date 2/25/97

Department Approval Connie Edwards Date 2/25/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9920

Utility Accounting Edwards Date 2-25-97

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 *Ronnie 2/25/97*
 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.

