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TCP \$	—
SIF \$	—



BLDG PERMIT NO. 65812

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

1838-1147

BLDG ADDRESS 645 West Colorado TAX SCHEDULE NO. 2945-154-21-009
 SUBDIVISION Mobley's Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720[#]
 FILING BLK 10 LOT #40 of 11 SQ. FT. OF EXISTING BLDG(S) 1284
 (1) OWNER Reona & Paul Montoya NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 645 West Co
 (1) TELEPHONE 243-8764 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Reona Montoya USE OF EXISTING BLDGS Home & Garage
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE Same Connect house w/garage.
STILL SIF HOME

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions Garage will equal living space after connected^{sec}
 Maximum Height 32' CENSUS 9 TRAFFIC 101 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 Reona B. Montoya Date 6/1/98
 Department Approval Antonia J. Costello Date 6-2-98

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

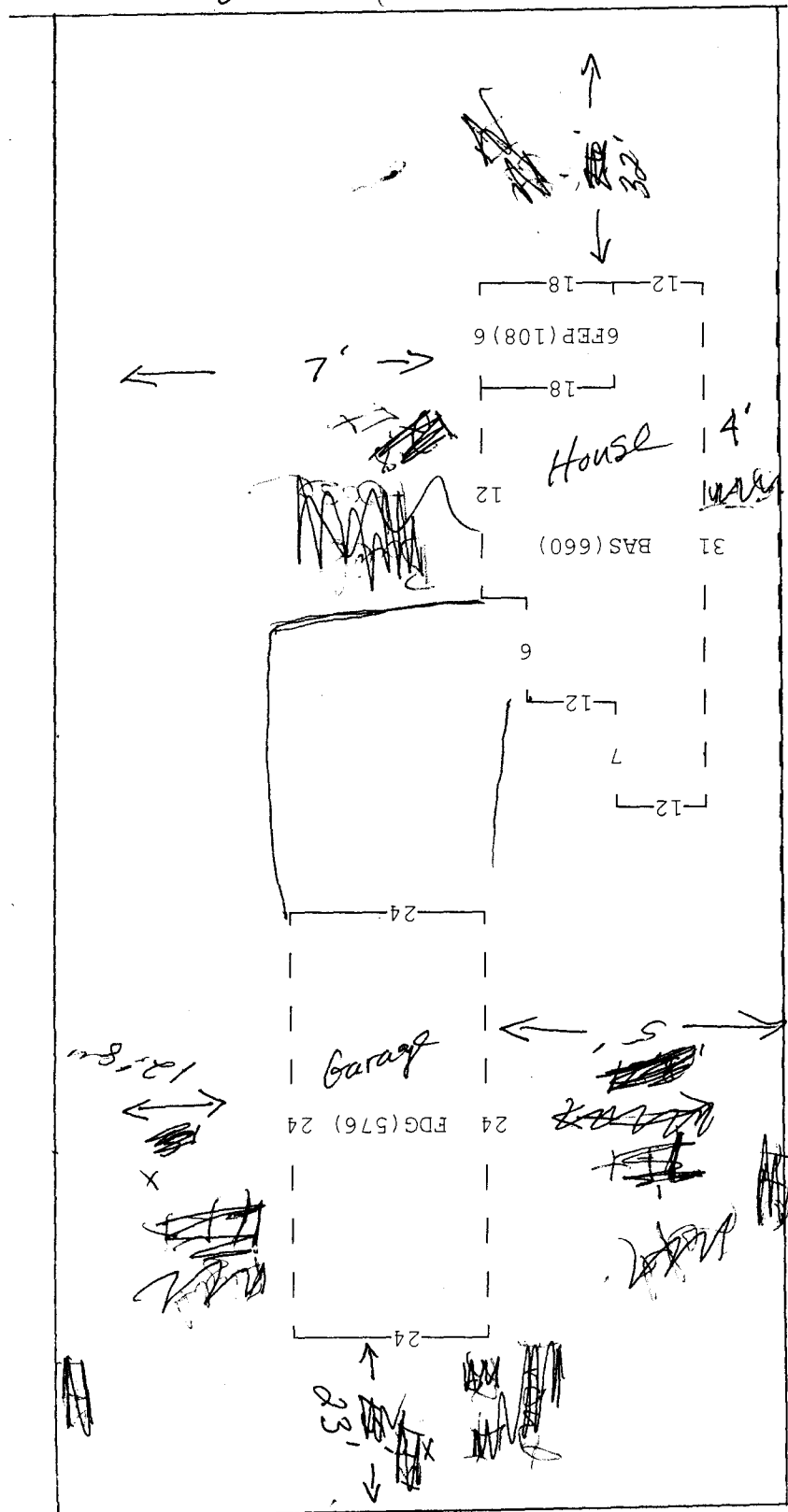
Utility Accounting 6/1/98 Date 6/10/98

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)

W. Colorado

ACCEPTED SLC 6-2-98
 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.



244-1430