

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰ pd



BLDG PERMIT NO. 67846

260-0485

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

BLDG ADDRESS 404 Montero St. TAX SCHEDULE NO. 2945-183-05-010

SUBDIVISION Trail West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1854

FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Steve King NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Box 2401

(1) TELEPHONE 248-9815 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT TML Enterprises Inc USE OF EXISTING BLDGS Single Family Res.

(2) ADDRESS Box 2401 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 248-9815 Single Family Res.

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 3570

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height 32'

CENSUS 140 TRAFFIC 63 ANNEX# _____

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 Thomas M. [Signature] Date 10/28/98

Department Approval [Signature] Date 11-1-98

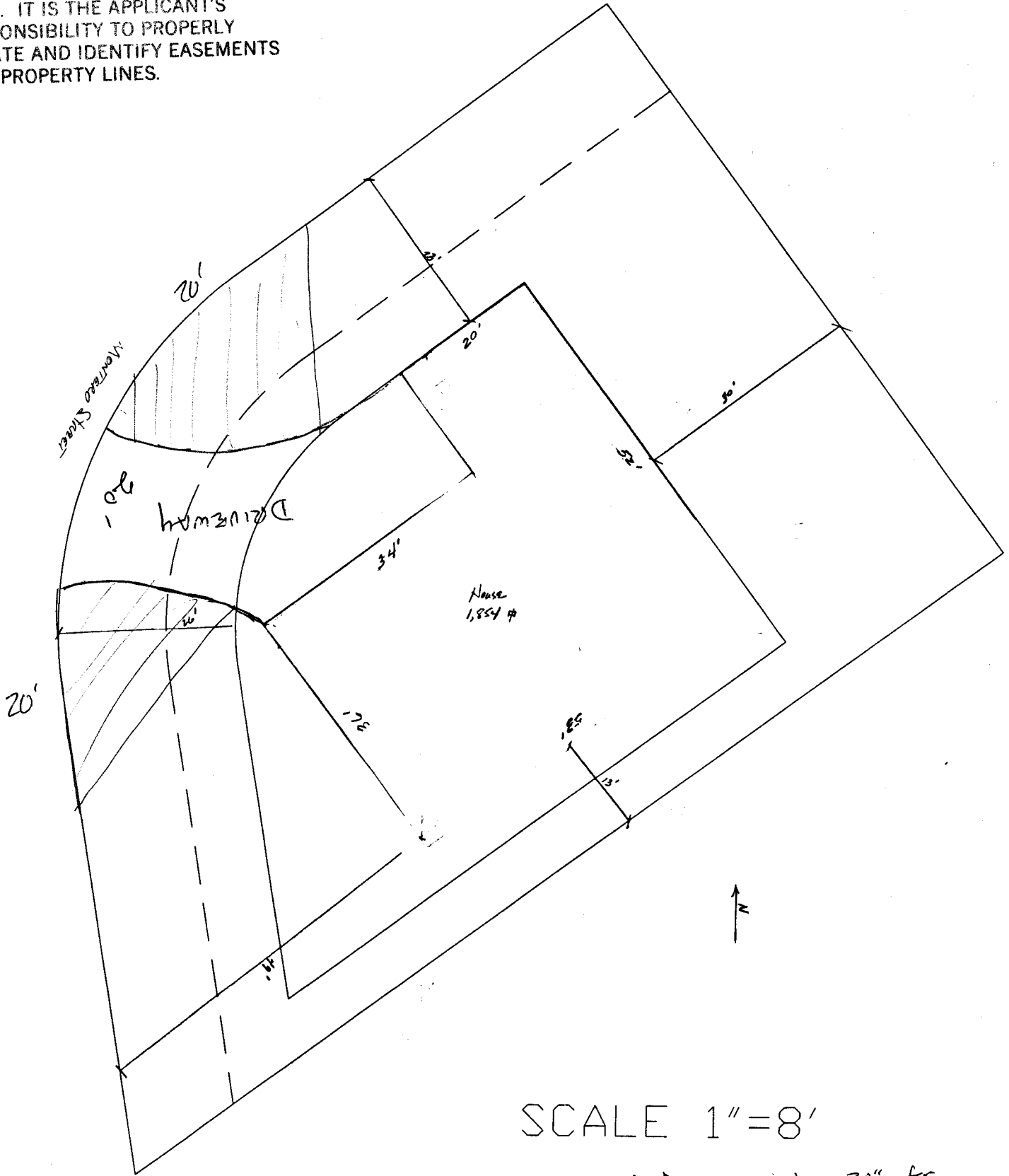
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11793

Utility Accounting [Signature] Date 12/1/93

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 SLC 12.1.98
 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.



SCALE 1" = 8'

- Keep vegetation & fencing below 30" for clear sight distance

Driveway location OK. *Al Ashbeck* 12/1/98

ATTORNEY
 Kuz