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BLDG PERMIT NO. 65028

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

BLDG ADDRESS 409 MONTERO ST. TAX SCHEDULE NO. 2945-183-04-021

SUBDIVISION TRAILS WEST VILLAGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450

FILING 2 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) N.A.

(1) OWNER KERRY HANKE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 620 PEONY DR. #1

(1) TELEPHONE 256-1738 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT KERRY HANKE USE OF EXISTING BLDGS N.A.

(2) ADDRESS 620 PEONY DR #1 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 256-1738 RESIDENTIAL FRAME DWELLING

**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 BSF-4 Maximum coverage of lot by structures 35%

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 1401 TRAFFIC 103 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 Kerry Hanke Date 4-29-98

Department Approval H. Valdez Date 4-30-98

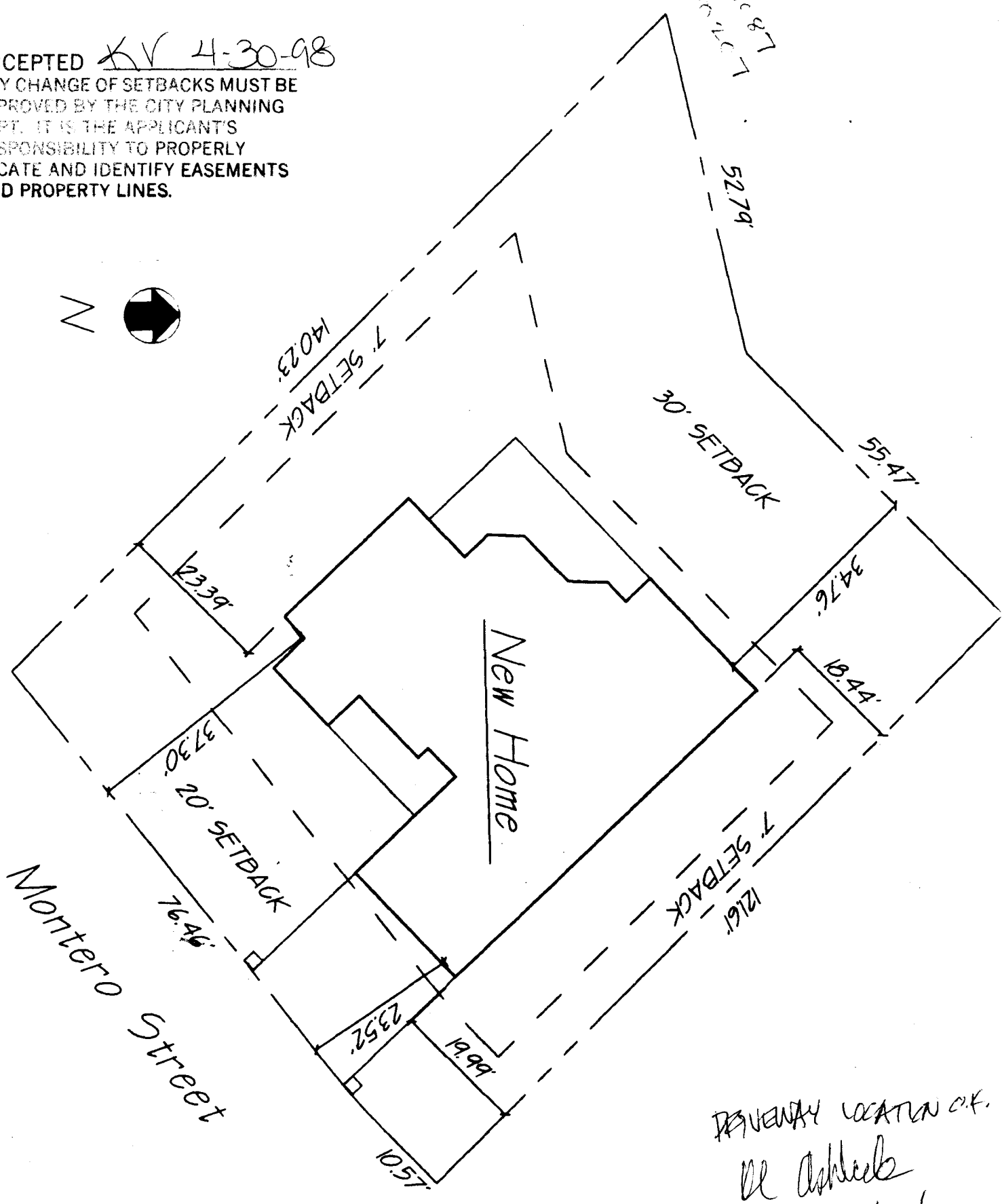
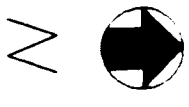
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11239

Utility Accounting AM Cole Date 4/30/98

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)

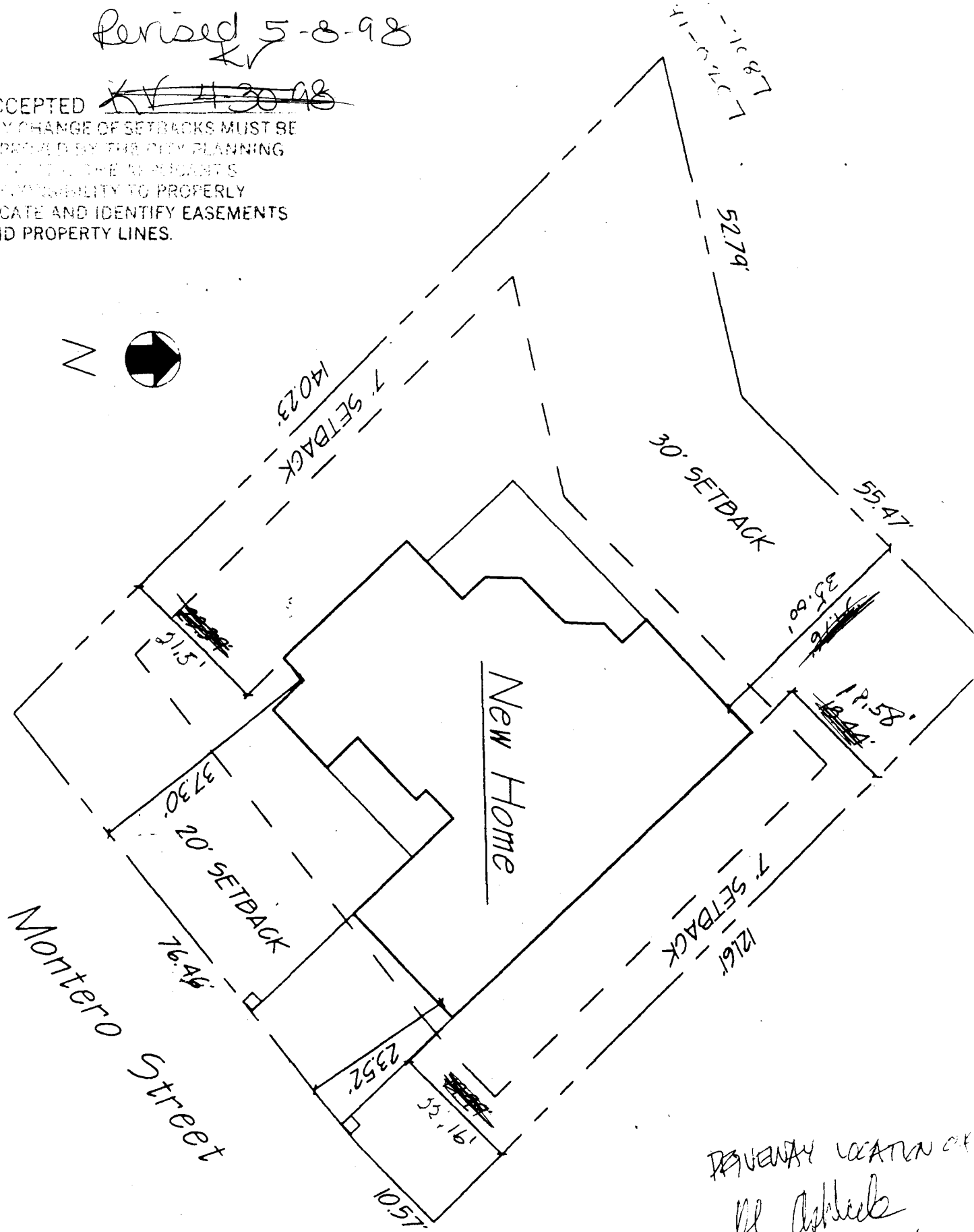
ACCEPTED *KV 4-30-98*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*PAVEMENT LOCATION OK.  
RE Ashkeeb  
4/29/98*

Revised 5-8-98

ACCEPTED ~~KV 430-98~~  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVEWAY LOCATION OF  
DE Ashbeck  
4/29/98