

FEE \$ 10.00
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BLDG PERMIT NO. 63453

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Call when ready
 P-256-2871
 or called 1-13-98 kv

BLDG ADDRESS 415 Montero Ct. TAX SCHEDULE NO. 9945-183-04-013
 SUBDIVISION Trails West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300 S.F.
 FILING 1 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Marcos Built NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 481 Foxwood Dr. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 523 5445 USE OF EXISTING BLDGS _____
 (2) APPLICANT Marcos Castropoula DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS same
 (2) TELEPHONE 523 0445 New 2 story 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-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 Need ACCO approval
 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 1/13/98

Department Approval [Signature] Date 1-14-98

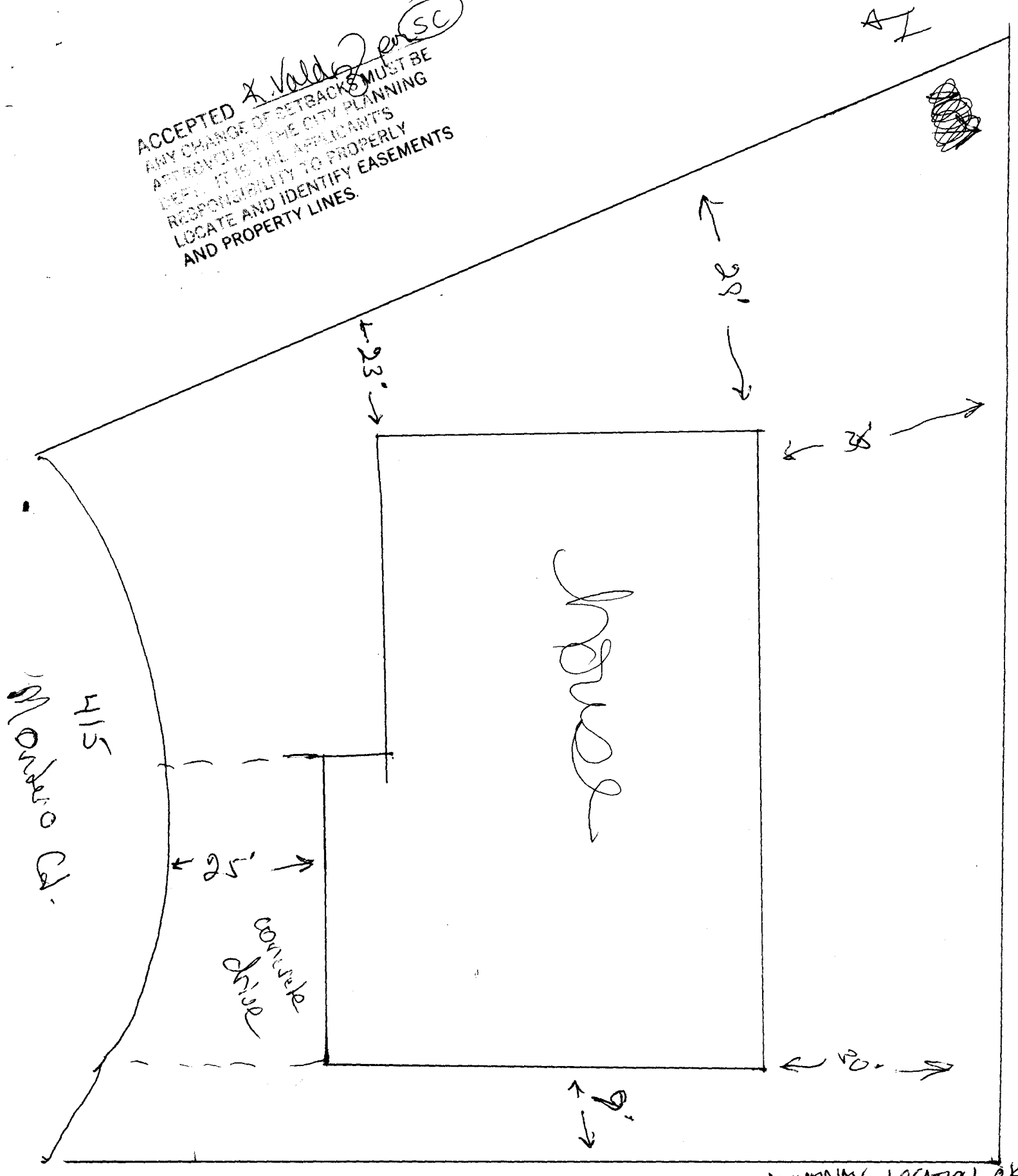
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10855

Utility Accounting [Signature] Date 1-14-98

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 X. Valdez (SC)
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.



DRIVENWAY LOCATION O.K.
Kl. Ashlock 1/3/18