

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. U4512

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 416 Monterey St TAX SCHEDULE NO. 2945-183 CS-C07
 SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1738
 FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Don & Jo Ann Blair NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Chris Kendrick Const. USE OF EXISTING BLDGS -
 (2) ADDRESS 231 W. Fallon Rock Rd DESCRIPTION OF WORK AND INTENDED USE: Wdw
 (2) TELEPHONE 245-6987 Single Family Residence

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%
 (23) SETBACKS: Front ~~20'~~ 20' from property line (PL) Parking Req't 2'
 or 45' from center of ROW, whichever is greater
 Side 7' from PL Rear 30' from PL Special Conditions Design Control Committee approval required.
 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 _____ Date 3-26-98

Department Approval K. Valdez Date 4-1-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11115

Utility Accounting Delia Overholt Date 4/1/98

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)

