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TCP \$	0
SIF \$	pd.



BLDG PERMIT NO. 146896

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 717 Montero Ct TAX SCHEDULE NO. 2945-183-04-012
 SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 FILING 1 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Colorado Classic Builders, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 406 Ridges Blvd. #5
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-5605
 USE OF EXISTING BLDGS Res
 (2) APPLICANT Same
 DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) ADDRESS |
Family House
 (2) TELEPHONE |

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) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 Side 7 from PL Rear 30' from PL Special Conditions _____
 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 Marcia Watson Date 9-1-98

Department Approval Santa J. Castello Date 9-3-98

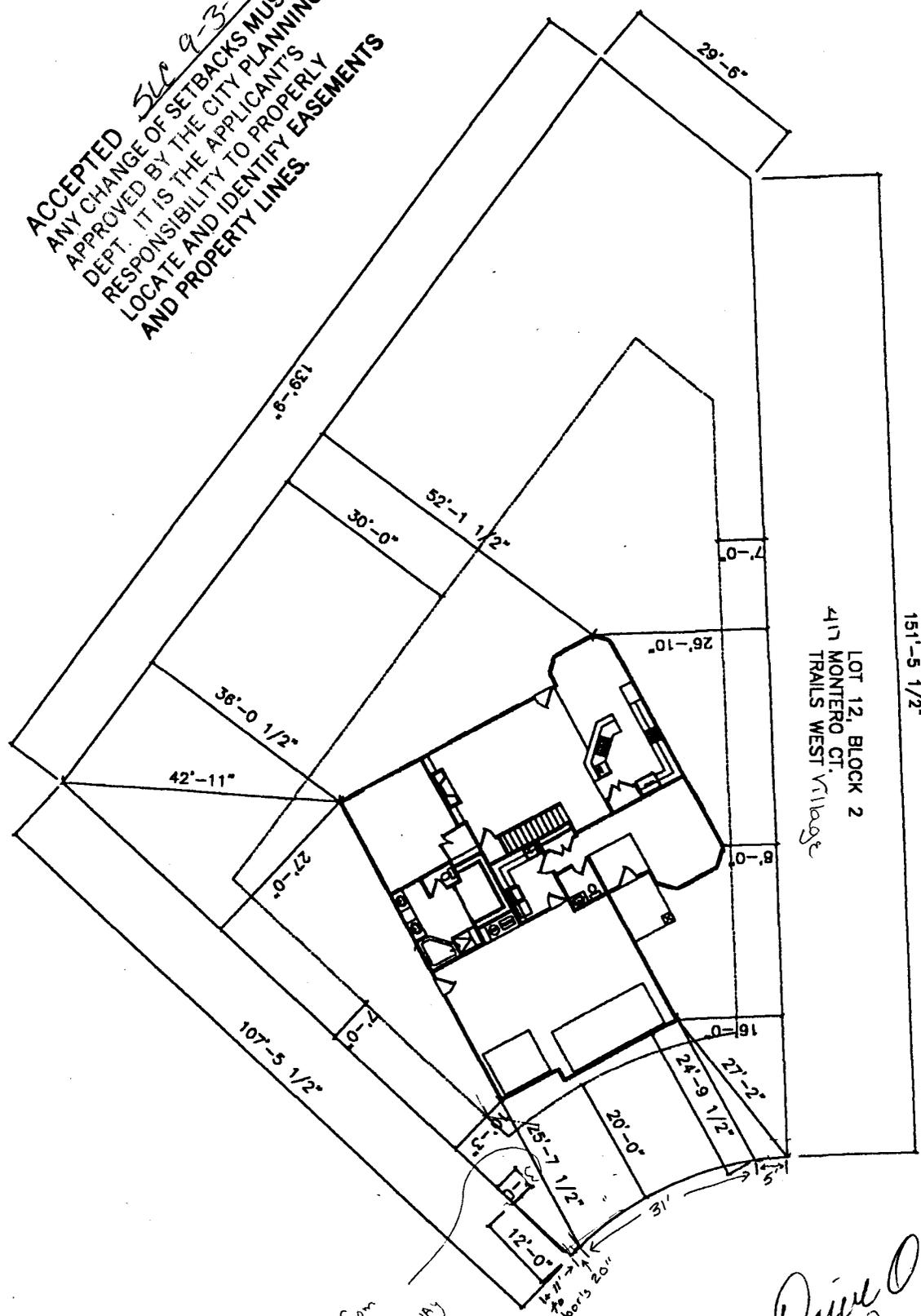
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #11580 TR 86509

Utility Accounting A. Richardson Date 9-3-98

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 SL# 9-3-98
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.



LOT 12, BLOCK 2
417 MONTERO CT.
TRAILS WEST VILLAGES

5' from
utilities +
DRIVEWAY

neighbor's
drive 20'

Drive OK.
Kutler's
9-1-98

Colorado Classic Builders