

FEE \$	10.5
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 66577

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 423 Montero TAX SCHEDULE NO. 2945-183-04-009
 SUBDIVISION Trails West SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1663
 FILING 1 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Peck Construction NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2347 South Rin Drive NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 293-5560 USE OF EXISTING BLDGS Single Family
 (2) APPLICANT Milo Johnson DESCRIPTION OF WORK AND INTENDED USE: Single Family
 (2) ADDRESS 2347 South Rin Dr
 (2) TELEPHONE 293-5560

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' 23" 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 Design Control Comm
 Maximum Height 32' Approval required
 CENSUS 1401 TRAFFIC W3 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).

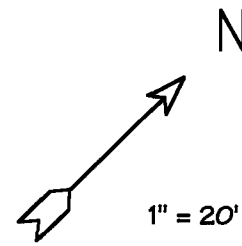
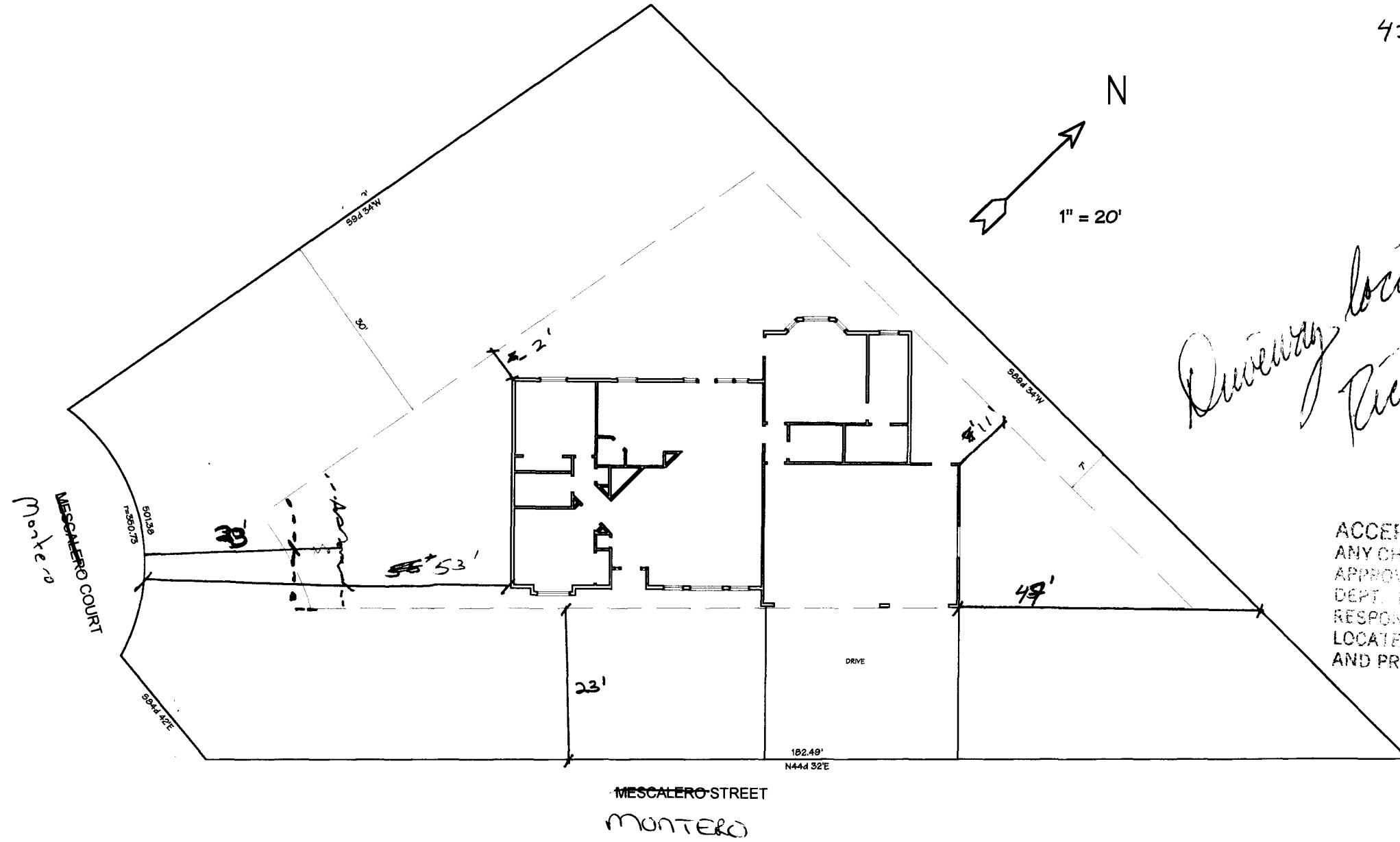
Applicant Signature [Signature] Date 8/19/98
 Department Approval [Signature] Date 8/28/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11553
 Utility Accounting [Signature] Date 8/28/98

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)

423 Montero



*Driveway location OK
Rick Davis
8-21-98*

ACCEPTED *RP 8/28/98*
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.