

FEE \$	10
TCP \$	0
SIF \$	295 already paid



BLDG PERMIT NO. 69641

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

*(Handwritten initials)*

BLDG ADDRESS 419 Montero Ct. TAX SCHEDULE NO. 2945-183-04-011

SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3478

FILING 1 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Colorado Classic Builders, Inc. NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 406 Ridges Blvd #5, G.J. NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-5605 cell 260-2399 USE OF EXISTING BLDGS —

(2) APPLICANT Marcia Watson DESCRIPTION OF WORK AND INTENDED USE: single family home

(2) ADDRESS 406 Ridges Blvd #5 G.J.

(2) TELEPHONE 243-5605 cell 260-2399

**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 3590

SETBACKS: Front 20' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2\*

Side 7' from PL Rear 30' from PL Special Conditions Design Control Committee required

Maximum Height 32' CENSUS 1401 TRAFFIC 103 ANNEX# —

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 4-13-99

Department Approval H. Valdes Date 4-14-99

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 12103

Utility Accounting Walter Brown Date 4-14-99

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)

