

2

FEE \$	10.00
TCP \$	0
SIF \$	292.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78303



Your Bridge to a Better Community

BLDG ADDRESS 442 MONTELO ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 2661

TAX SCHEDULE NO. 2945-183-08-001 SQ. FT. OF EXISTING BLDGS

SUBDIVISION RENAISSANCE IN THE REDLANDS TOTAL SQ. FT. OF EXISTING & PROPOSED

FILING 1 BLK 2 LOT 1

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER BRENT PRUETT

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 3310 C RD. PALISADE, CO 81526

USE OF EXISTING BUILDINGS

(1) TELEPHONE 434-1862

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY

(2) APPLICANT SAME

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify)

(2) ADDRESS

(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 5090

SETBACKS: Front 20' from property line (PL)
or from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions

CENSUS 1401 TRAFFIC 63 ANNX#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 M. Brent Pruett
Department Approval Gonnie Edwards

Date 1/9/01
Date 1/12/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13654</u>
Utility Accounting	<u> </u>	Date	<u>1/12/01</u>

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)

MONTERO STREET

DRIVE
5' MIN

DRIVE

21'-0 7/16"

31'-7 9/32"

water
E E E

sewer

7'-0 3/8"

15'-10 1/32"

46'-0"

21'-2 29/32"

39'-8 5/16"

7'-0"

60'-0"

153.03'

82.87'

113.78'

5' drainage easement this side

5' drainage easement this side

PLOT PLAN

scale 1"=20'

lot-1 bl-2
442 Montero St

ACCEPTED Bonnie 1/12/01
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.

DRIVE OK
1/10/2001
David M