

Revised 9-19-01

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 81241

FEE \$	<u>10.00</u>
TCP \$	<u>0</u>
SIF \$	<u>292.00</u>



Your Bridge to a Better Community

BLDG ADDRESS 441 Montero St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2294

TAX SCHEDULE NO. 2945-183-07-019 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2294

FILING \_\_\_\_\_ BLK 1 LOT 19 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 3032 I-70 Bus. Loop, GJ, Co  
81504 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 3032 I-70 Bus. Loop, GJ, Co  
81504 (2) TELEPHONE 434-4616

**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 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 63 ANN# \_\_\_\_\_

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 [Signature] Date 8-23-01

Department Approval [Signature] Date 8/31/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14228</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/31/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

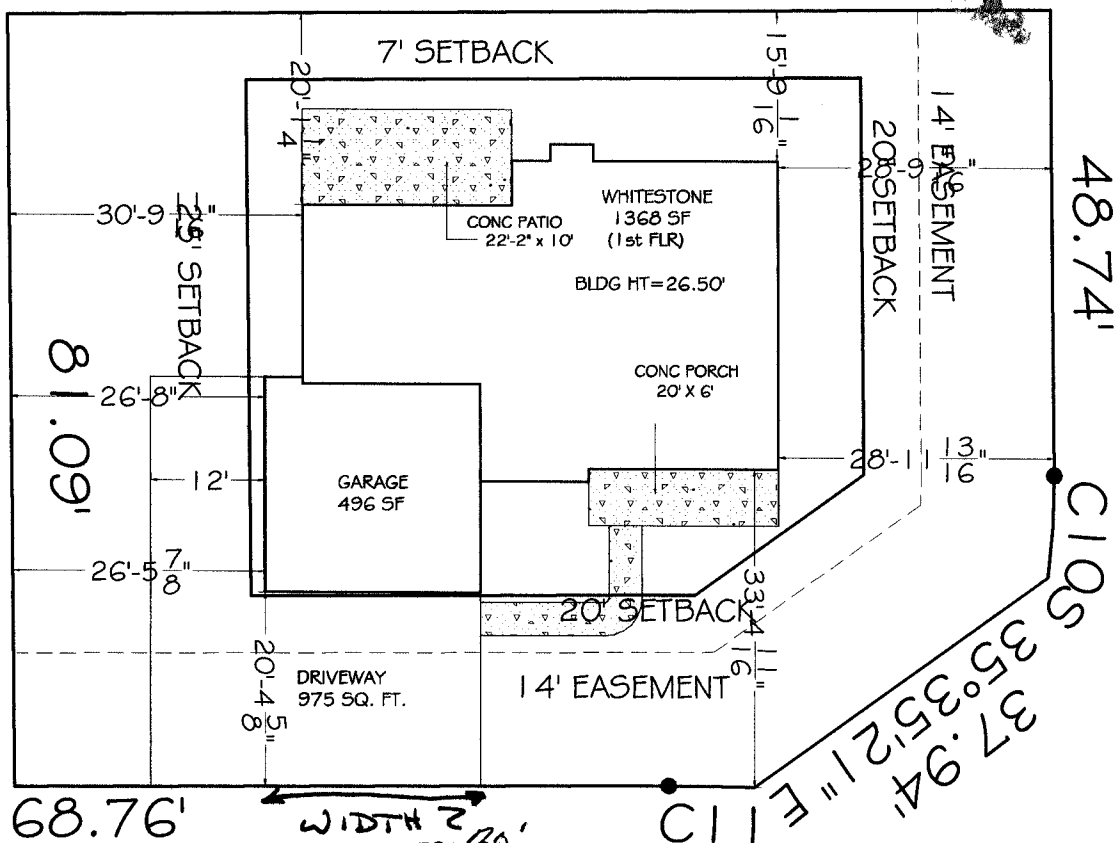
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# VICTORIAN COURT



N 00°22'00" W 109.63'

LOT 19  
441 Montero Court



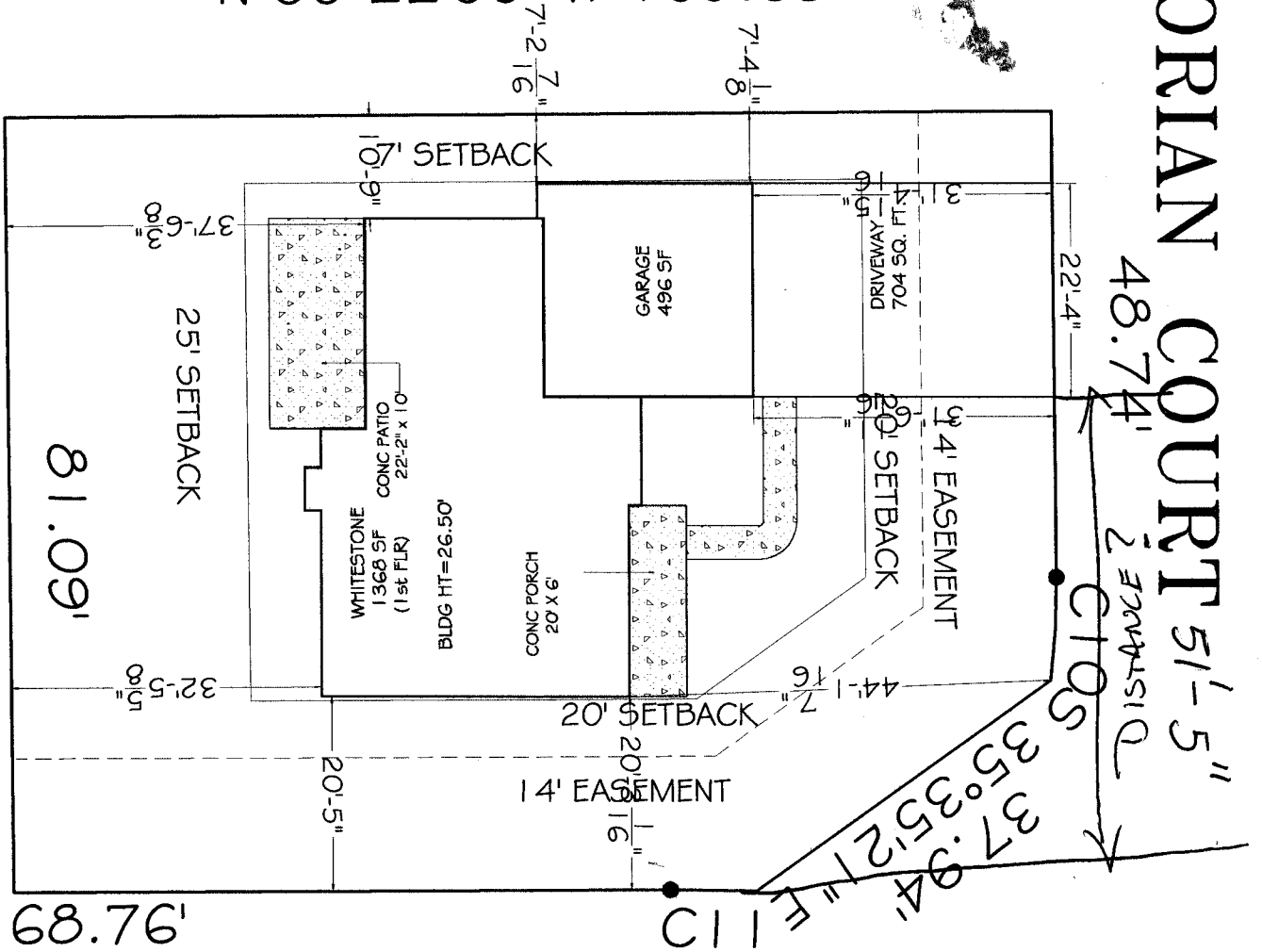
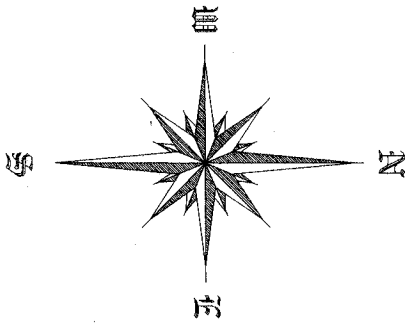
# MONTERO COURT

DRIVE OK  
EH  
8/31/01

ACCEPTED *Aishi Aragon* 8/31/01  
 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.

# VICTORIAN COURT 51'-5"

N 00°22'00" W 109.63'



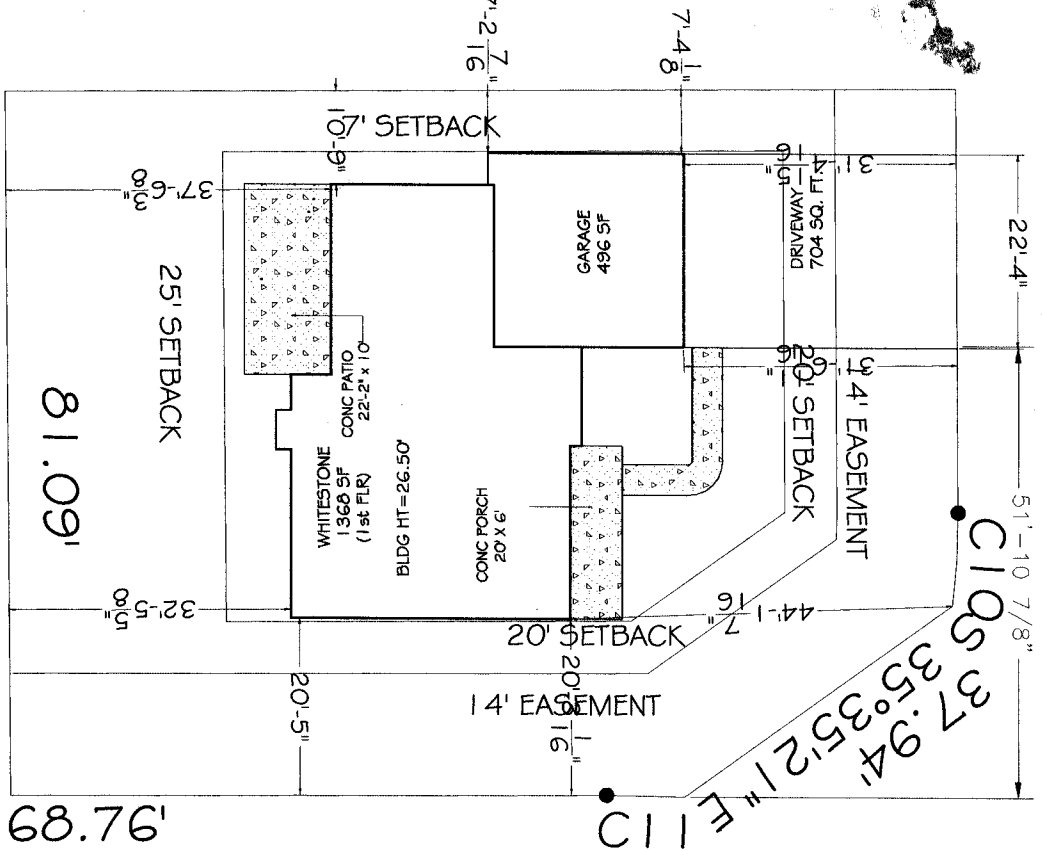
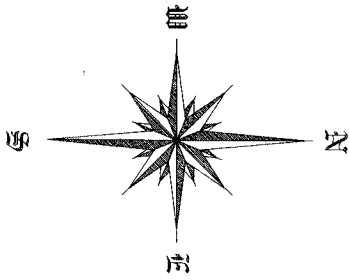
# MONTERO COURT

LOT 19  
2217 Victorian Court

# VICTORIAN COURT

48.74'

N 00°22'00" W 109.63'



LOT 19  
2217 Victorian Court

## PLOT PLAN

SCALE: 1" = 10'

# MONTERO COURT

*DRIVE OK*  
*DW*  
*9/19/01*

*Revised*  
**ACCEPTED 9-19-01 Dayle Henderson**

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

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CUSTOMER APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

MODEL: <b>WHITESTONE</b> ADDRESS: 2217 Victorian Court ACAD File Name: 09501-02.dwg	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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DRAWN BY: WILLIAM BELL  
 DATE: 20 AUG 01  
 SHEET 2 OF 12  
 GREAT NEW HOMES PROJ. NO. 095-01  
 RT