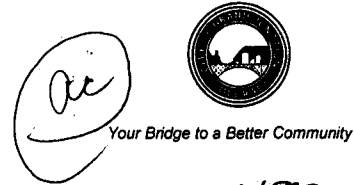


FEE \$	10.00
TCP \$	500.00
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86351



BLDG ADDRESS 421 MALDONADO ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1188

TAX SCHEDULE NO. 2945-151-09-004 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION MALDONADO TOTAL SQ. FT. OF EXISTING & PROPOSED 1188

FILING _____ BLK _____ LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER ISABEL SERRANO NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 505 N. 6TH ST, MONTROSE 81401 USE OF EXISTING BUILDINGS _____
MANUFACTURED HOME

(1) TELEPHONE 241-6870 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY

(2) APPLICANT LEITER CONST, INC TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 355 25¹/₄ ROAD

(2) TELEPHONE 242-3571

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 RMF-8 Maximum coverage of lot by structures 70%

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

Side 5' from PL, Rear 10' from PL Parking Req'mt 2 **PATH**

Maximum Height 35' Special Conditions _____ **SEP 18 2002**

CENSUS _____ TRAFFIC TB ANNEX# _____

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 Keith Luter Date 9-11-02

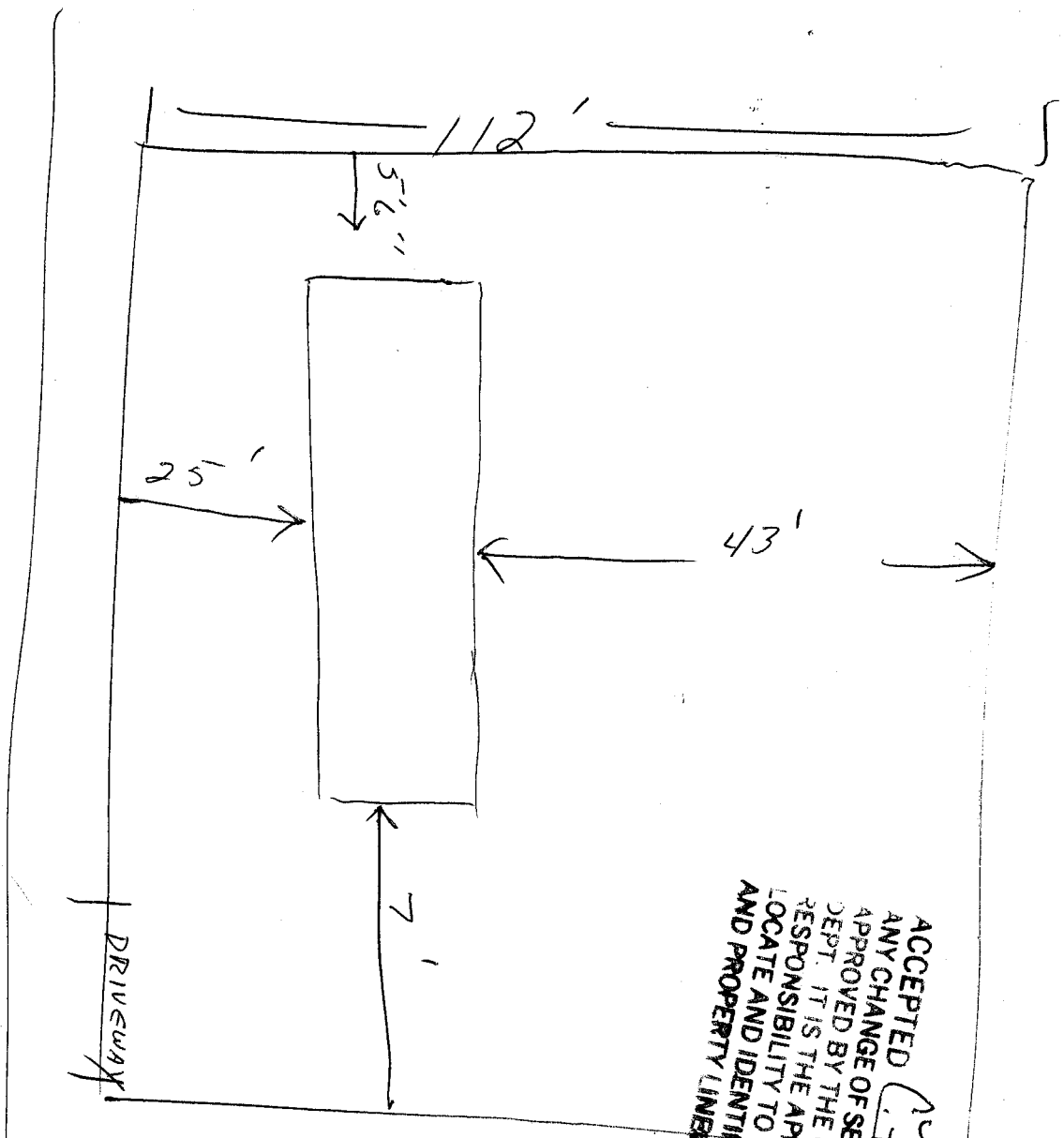
Department Approval Faye Gibson Date 9/13/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15308</u>
Utility Accounting <u>T. Bensley</u>	Date <u>9/18/02</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)

MALDONADO



ACCEPTED
 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

9/13/02
 [Signature]