

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 87947



Your Bridge to a Better Community

BLDG ADDRESS 443 Montero SQ. FT. OF PROPOSED BLDGS/ADDITION 1932^{sq}
 TAX SCHEDULE NO. 294518307009 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Renaissance TOTAL SQ. FT. OF EXISTING & PROPOSED 2652 w/garage
 FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Larry & Sharon Vaughn NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 449 W. Scenic G.J. Co USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 241-0346 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT Nick A. Lobato TYPE OF HOME PROPOSED:
 (2) ADDRESS 2489 S. Broadway Site Built Manufactured Home (UBC)
 (2) TELEPHONE 256-0633H) 250-8926cell Manufactured Home (HUD)
 Other (please specify) _____

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 X 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 603 TRAFFIC 1401 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 Mick A. Lobato Date _____
 Department Approval Jb. Mishu Magan Date 1-29-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15-668</u>
Utility Accounting <u>CM Marshall Cole</u>	Date <u>1/29/03</u>		

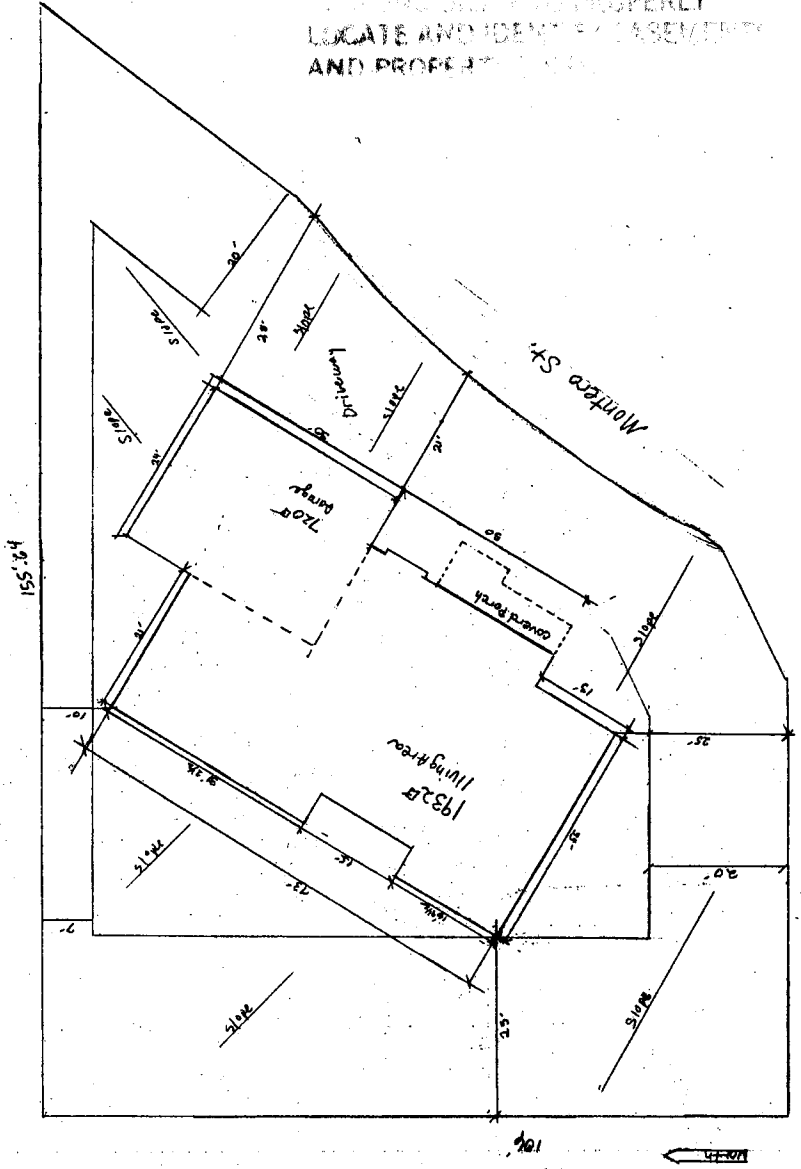
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

DATE	1/29/03
BY	ALISHA CRAGG
PROJECT	443 MONKRO
CLIENT	Grand Junction Co.

ACCEPTED *Alisha Cragg 1/29/03*

ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT WILL NOT PROPERLY
 LOCATE AND IDENTIFY CASEMENTS
 AND PROPERTY LINES.



Victorian Court
OL
W
1/29/03