

FEE\$	10 ⁻
TCP \$	450 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 75499



Your Bridge to a Better Community

BLDG ADDRESS 3028 FLAME CREST
 TAX SCHEDULE NO. 2943-043-
 SUBDIVISION MOUNTAIN VISTA
 FILING 1 BLK 2 LOT 2
 (1) OWNER Lee Homes
 (1) ADDRESS 2755 N. AVE
 (1) TELEPHONE 248-4612
 (2) APPLICANT Lee Homes
 (2) ADDRESS 2755 N. AVE
 (2) TELEPHONE 248-4612

SQ. FT. OF PROPOSED BLDGS/ADDITION 1593 ~~0~~
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1593 ~~0~~
 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 USE OF EXISTING BUILDINGS None
 DESCRIPTION OF WORK & INTENDED USE New Residence
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 11 TRAFFIC 46 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 31 MAY 00
 Department Approval [Signature: Ronnie Edwards] Date 6-1-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13139</u>
Utility Accounting <u>[Signature: Patrice Vanover]</u>	Date <u>6/2/00</u>		

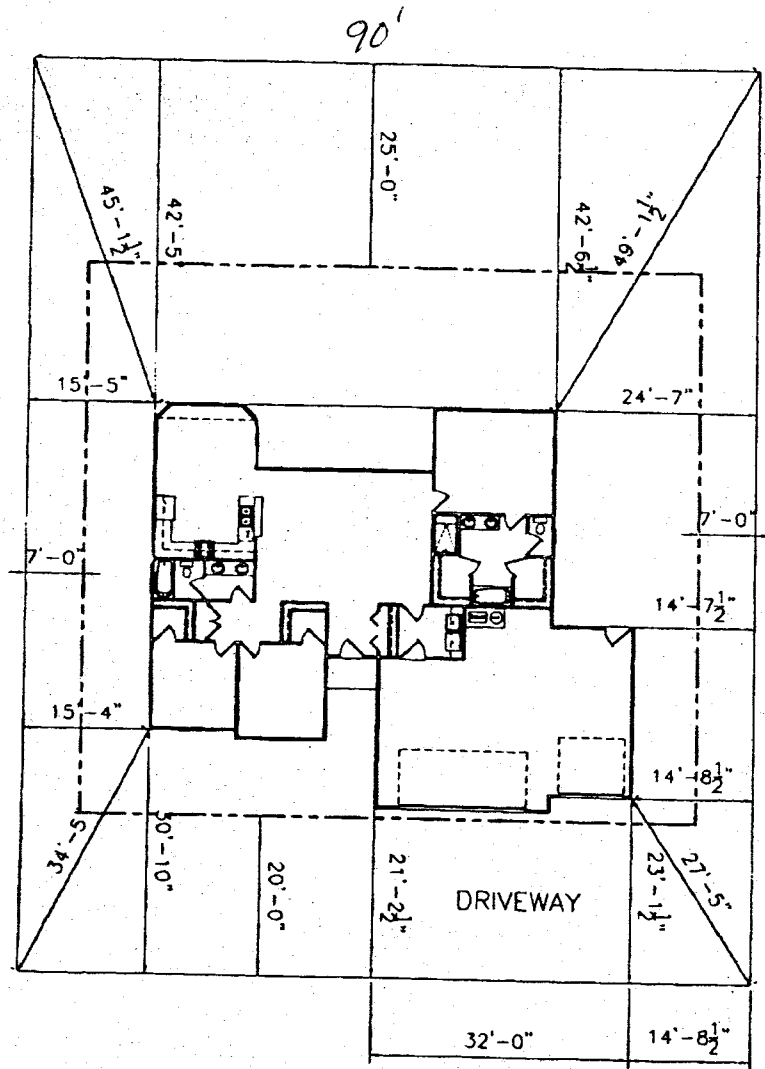
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

MOUNTAIN VISTA
1593 SF 3 CAR

LOT 2
10374 SQ FT



DRIVE OK
SH

5/31/00

ACCEPTED *Connie* 6/1/00
 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.

3028 Flame Crest
FLAMECREST DRIVE

MSB