

FEE \$	10 -
TCP \$	292 -
SIF \$	450 -

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

BLDG PERMIT NO. 74652



Your Bridge to a Better Community

BLDG ADDRESS 615 Monarch Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1779 sqft.  
 TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Mountain Vista TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Chad Kennedy USE OF EXISTING BUILDINGS New Residents  
 (1) ADDRESS 512 1/2 A 2944 Rd. DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (1) TELEPHONE 241-1846 TYPE OF HOME PROPOSED:  
 (2) APPLICANT J & K Builders  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 100 Vista Grande \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 255-0332 \_\_\_\_\_ 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 35%  
 SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 30' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 400 TRAFFIC 400 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 [Signature] Date 4-5-00  
 Department Approval [Signature] Date 4/6/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13001</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-6-00</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)