

FEE \$ 10.00
TCP \$ 450.00
SIF \$ 292.00

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

BLDG PERMIT NO. 76046



*Handwritten initials*

BLDG ADDRESS 618 MONARCH WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 2

SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction

(1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction

(1) ADDRESS 2755 N. Ave USE OF EXISTING BUILDINGS 2

(1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE New Residence

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

(2) ADDRESS 2755 N. Ave

(2) TELEPHONE 248-4612

**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 11 TRAFFIC 42 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 11 JUL 00

Department Approval [Signature] Date 7-12-00

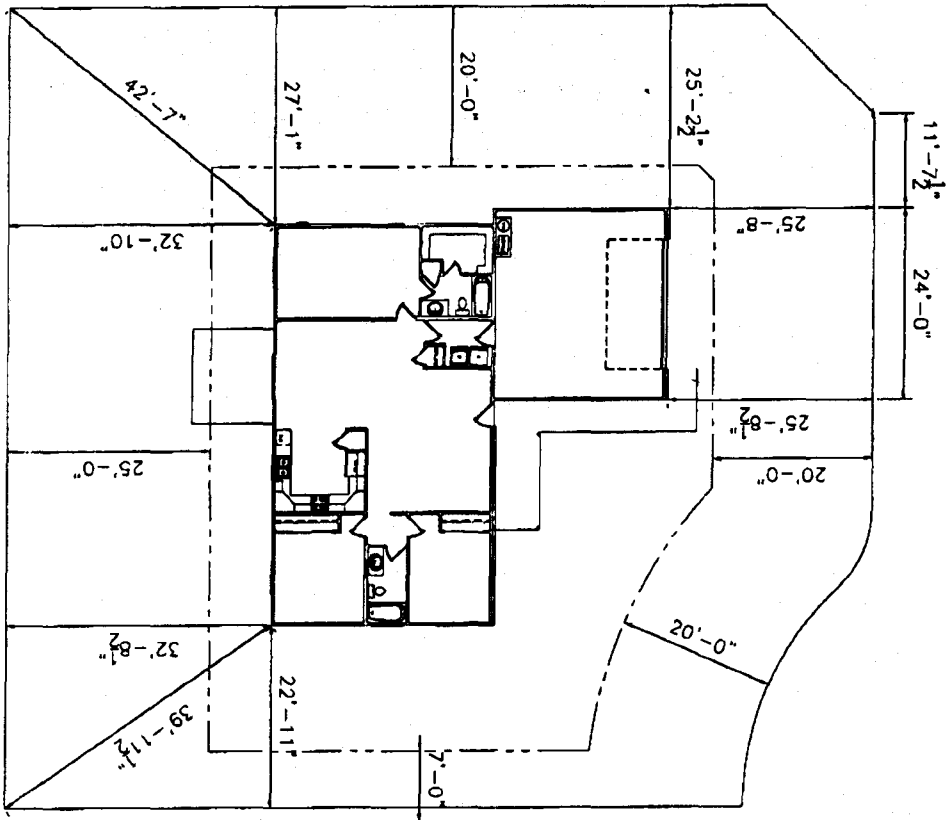
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13244</u>
Utility Accounting	<u>[Signature]</u>	Date	

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: IT IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY SETBACKS AND DIMENSIONS PRIOR TO CONSTRUCTION.

618 MONARCH WAY



SUNCREST COURT

MOUNTAIN VISTA

LOT 4 BLK  
10441 SQ FT 2

DRIVE OK  
GH  
7/11/00

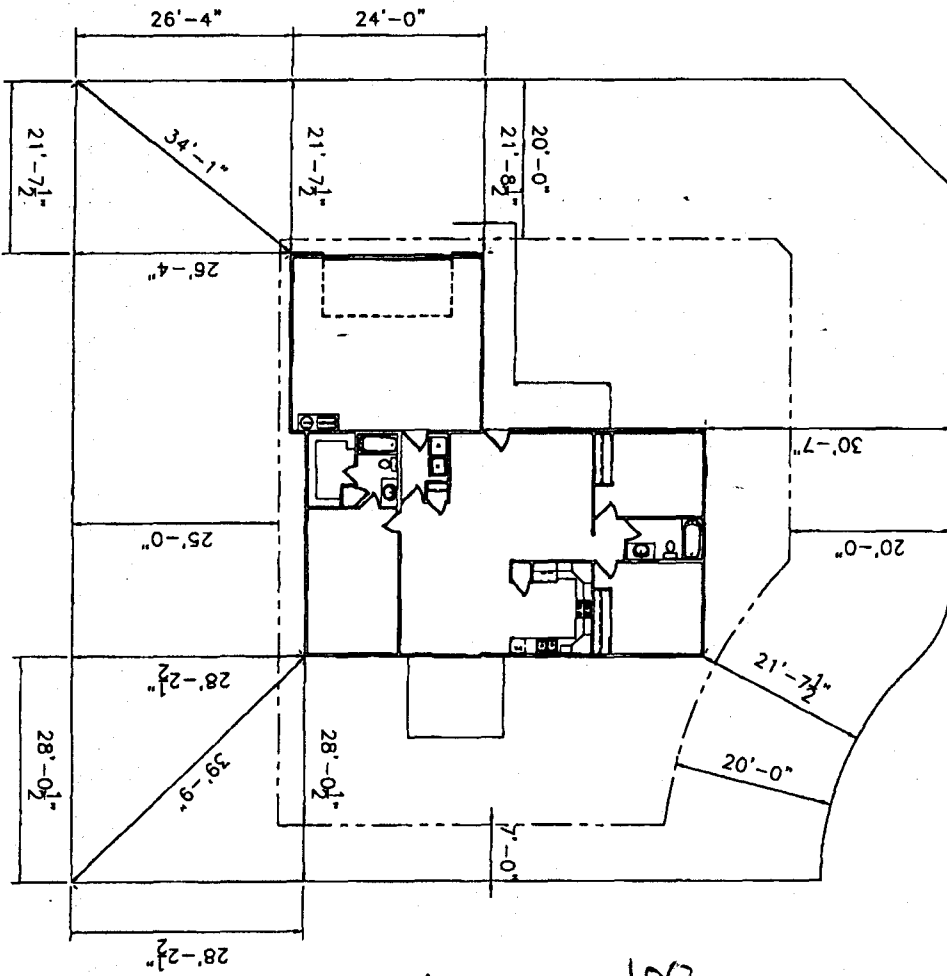
ACCEPTED gh 7-12-00  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

NOTICE: THIS IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY SETBACKS AND DIMENSIONS PRIOR TO CONSTRUCTION.

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# MONARCH WAY

# SUNCREST COURT



Revised SLC 7/19/00  
 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.

MOUNTAIN VISTA  
 LOT 4  
 10441 SQ FT