

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

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

BLDG PERMIT NO. 76175



Your Bridge to a Better Community

BLDG ADDRESS 619 MONARCH WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1220.  
 TAX SCHEDULE NO. \_\_\_\_\_ SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION MOUNTAIN VISTA. TOTAL SQ. FT. OF EXISTING & PROPOSED 1220.  
 FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER ALLAN & GAIL CHILDREN. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 619 MONARCH WAY USE OF EXISTING BUILDINGS House.  
 (1) TELEPHONE 241 0325 DESCRIPTION OF WORK & INTENDED USE BUILD HOUSE.  
 (2) APPLICANT Tom Heilig TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2394 SAYRE DR.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 241 0325 \_\_\_\_\_ 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  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 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 Thomas Heilig Date 7/31/2000  
 Department Approval Walter Wagner Date 8/1/00

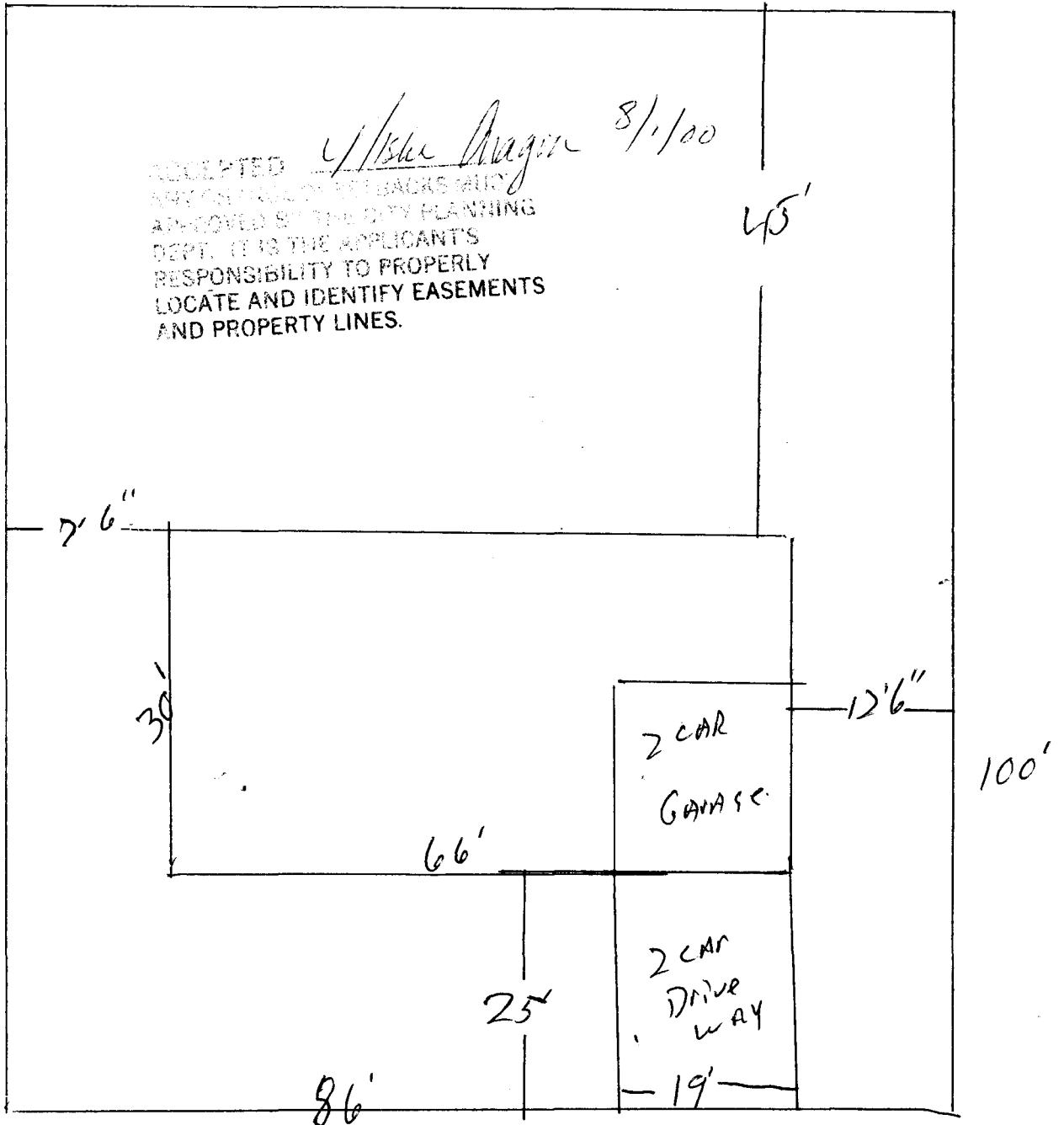
Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No. <u>13295</u>
Utility Accounting <u>Walter Overholt</u>	Date <u>8-1-00</u>	

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)

→ N

DRIVE OK  
SH 7/31/00



619  
MONARCH WAY ←