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

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

BLDG PERMIT NO. 77520



Your Bridge to a Better Community

BLDG ADDRESS 623 MONARCH WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1689
 TAX SCHEDULE NO. 2943-043-59-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION MOUNTAIN VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1689
 FILING 1 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER MIKE + KATHY ROSSMANN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3308 S. HIGHLAND DR USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-1003 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
 (2) APPLICANT ALM CONSTRUCTION, INC TYPE OF HOME PROPOSED:
 (2) ADDRESS 610 DEVIN DR Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-6467 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 Loren J. Marton President Date 11-1-2000
 Department Approval Rita Santa Castello Date 11-2-00

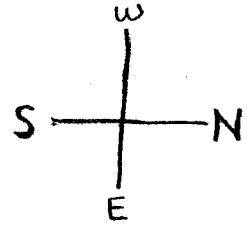
| | | | |
|--------------------------------------------------------|-----------------------------------------|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | W/O No <u>13510</u> |
| Utility Accounting <u>Debi Overholt</u> | Date <u>11-2-00</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)

85'

ACCEPTED SCC 11-2-00
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.



35'9"

14'8"

20'

DRIVE OK
44 11/2/00

18'

DRIVE WAY

25'

14' UTILITY EASEMENT

85'

MONARCH WAY

100'