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

(White: Planning)

(Yellow: Customer)

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 75166
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(Goldenrod: Utility Accounting)



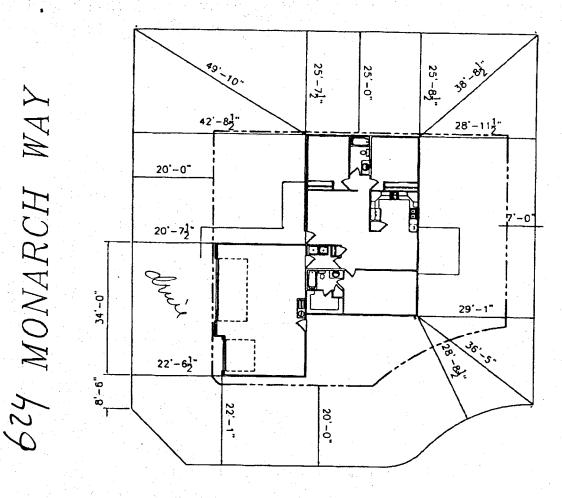
Your Bridge to a Better Community

BLDG ADDRESS 6 ZY MONARCH WAY	SQ. FT. OF PROPOSED BLDGS/ADDITION 1788		
TAX SCHEDULE NO. 2943-043-04-196	SQ. FT. OF EXISTING BLDGS		
SUBDIVISION MOUNTIAN WISTA	TOTAL SQ. FT. OF EXISTING & PROPOSED 1238		
FILING BLK Z LOT 9  OWNER Lee Hores  (1) ADDRESS 2755 N. Are	NO. OF DWELLING UNITS:  Before: this Construction  NO. OF BUILDINGS ON PARCEL  Before: After: this Construction		
(1) TELEPHONE 248-4612	USE OF EXISTING BUILDINGS		
(2) APPLICANT (ce Hones	DESCRIPTION OF WORK & INTENDED USE Welw Residence		
(2) ADDRESS 7755 N. Auc. (2) TELEPHONE 248-4612	TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)  Manufactured Home (HUD)  Other (please specify)		
REQUIRED: One plot plan, on 8 ½" 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.			
ZONE BF-Y	OMMUNITY DEVELOPMENT DEPARTMENT STAFF ®  Maximum coverage of lot by structures		
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater	Permanent Foundation Required: YES_X_NO		
Side 5 from PL, Rear 25 from F	Darking Bagimt		
Maximum Height 35	Special Conditions  CENSUS/_ TRAFFIC ANNX#		
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	Date 15 JVV 00  Date 10/10/07		
Department Approvally / plu //agon Date //////////			
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No. 1 318V		
Utility Accounting 10 H	Date UIVD.		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C Grand Junction Zoning & Development Code)		

(Pink: Building Department)

MOUNTAIN VISTA 1288 SF 3 CAR

LOT 9 10525 SQ FT BLOCK 2



WAY

SUNCREST COURT