

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

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

BLDG PERMIT NO. 75225



Your Bridge to a Better Community

752.00

BLDG ADDRESS 625 Monarch Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1488

TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Mountain Vista Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING — BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Alvin L. Landis Contractor Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS Po Box 4388
Grand Junction, CO 81502 USE OF EXISTING BUILDINGS None
Single Family Residence

(1) TELEPHONE 970-245-3559 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Alvin L. Landis Contractor Inc. TYPE OF HOME PROPOSED:
PATC
 Site Built _____ Manufactured Home (HUD) _____
 _____ Manufactured Home (HUD) _____
 _____ Other (please specify) _____ MAY 18 2000

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 Reqmt 2

Maximum Height 35' Special Conditions 10' pedestrian easement

CENSUS 11 TRAFFIC 40 ANN# in rear

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).

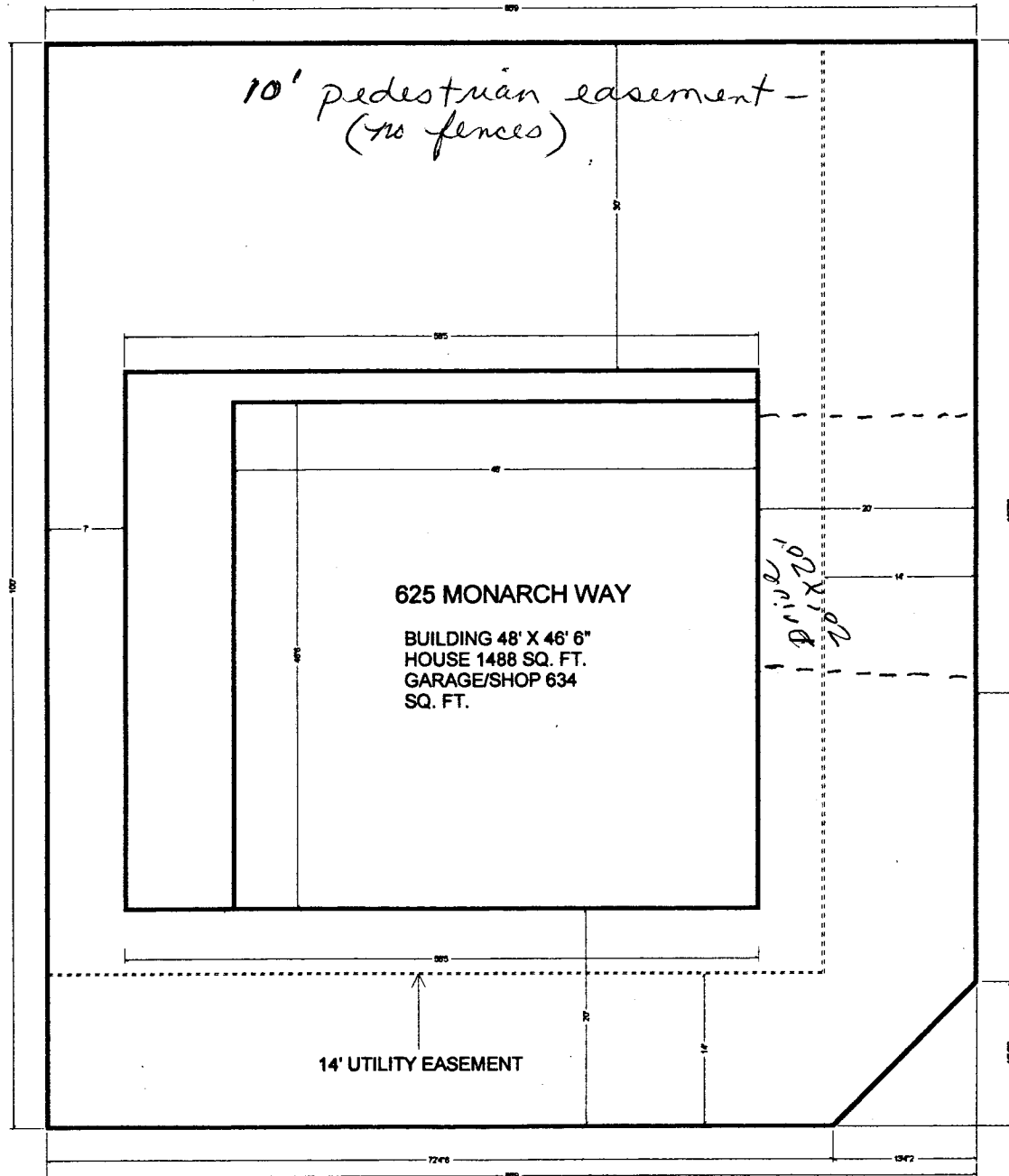
Applicant Signature X Alvin L. Landis Date 5-9-00

Department Approval Ronnie Edwards Date 5-17-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>B113</u>
Utility Accounting <u>T. Bensley</u>	Date <u>5/18/00</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)



ACCEPTED *Ronnie* 5/17/00
 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.

DRIVE OK
End
 5/16/00

625 MONARCH WAY

SCALE 1" = 16'
 NORTH →