

FEE \$	10.00
TCF \$	292.00
TCF \$	450.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77879



Your Bridge to a Better Community

BLDG ADDRESS 630 MONARCH WAY

SQ. FT. OF PROPOSED BLDGS/ADDITION 1400 #

TAX SCHEDULE NO. 244343-00-196

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MT VISTA

TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 #

FILING 1 BLK 6 LOT 6

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Lee Homes

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3030 PLAMBERG CREST

USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 734-1091

DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT [Signature]

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS [Signature]

(2) TELEPHONE _____

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 BSF-4

Maximum coverage of lot by structures 5000

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 11 TRAFFIC 46 ANNEX# _____

PAID

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 16 Nov 00

Department Approval 76. Pat P Date 11-20-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>See attached</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>11/20/00</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 *ld* 11-20-00
 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.

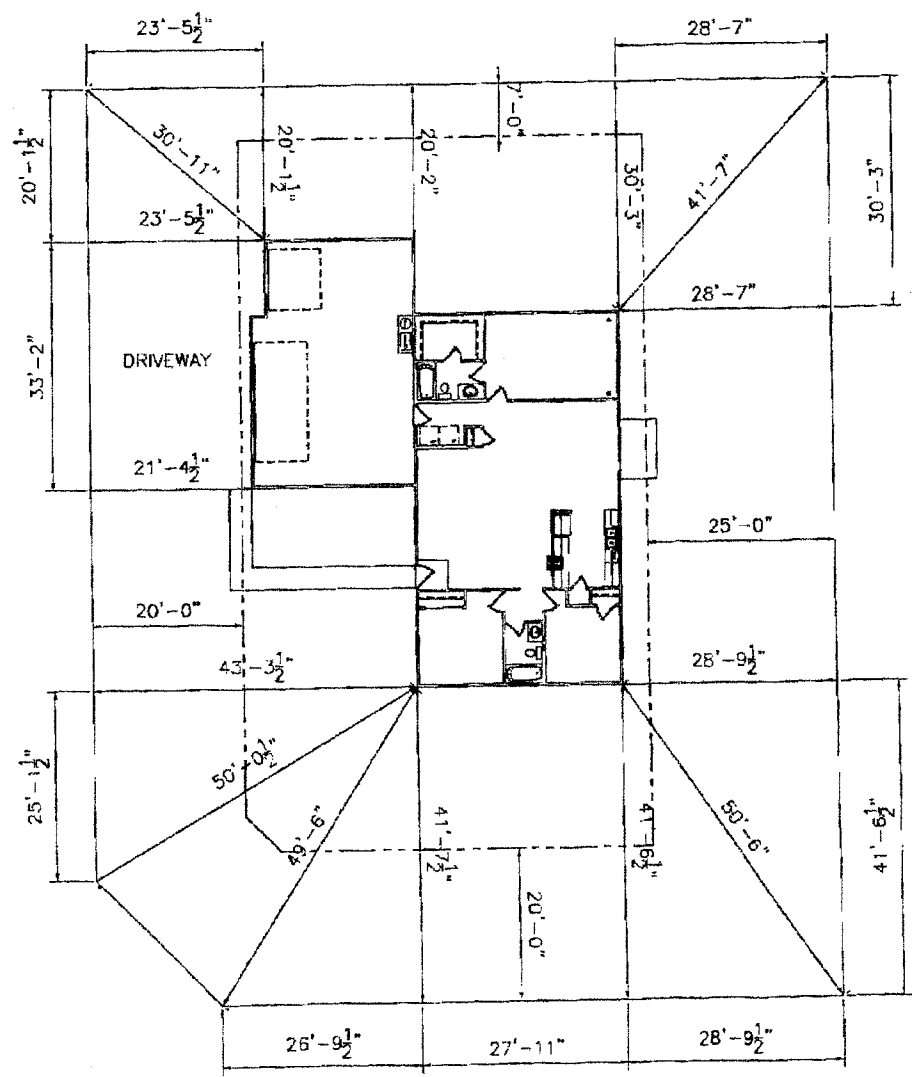
MOUNTAIN VISTA
 LOT 6 BLK b
 12042 SQ FT
 1400 SF-3 CAR

NOV-15-00 WED 12:33 AM

DRIVE OK
landsc
 ENGINEERING
 11/17/2000

630 MONARCH COURT

630



MILBURN DRIVE