

FEE \$	1000
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 76686



Your Bridge to a Better Community

BLDG ADDRESS 634 MONARCH CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1593 #  
 TAX SCHEDULE NO. 2943-043-02-196 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION MT. VISTA <sup>64-008</sup> TOTAL SQ. FT. OF EXISTING & PROPOSED 1593 #  
 FILING 1 BLK 6 LOT 8 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 FLAMECREST USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE  
 (2) APPLICANT Lee Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3030 FLAMECREST  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 234-1091  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't 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 11 TRAFFIC 46 ANNEX# \_\_\_\_\_

PAID  
 \$1000  
 SEP 7 2000  
 CWS

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).

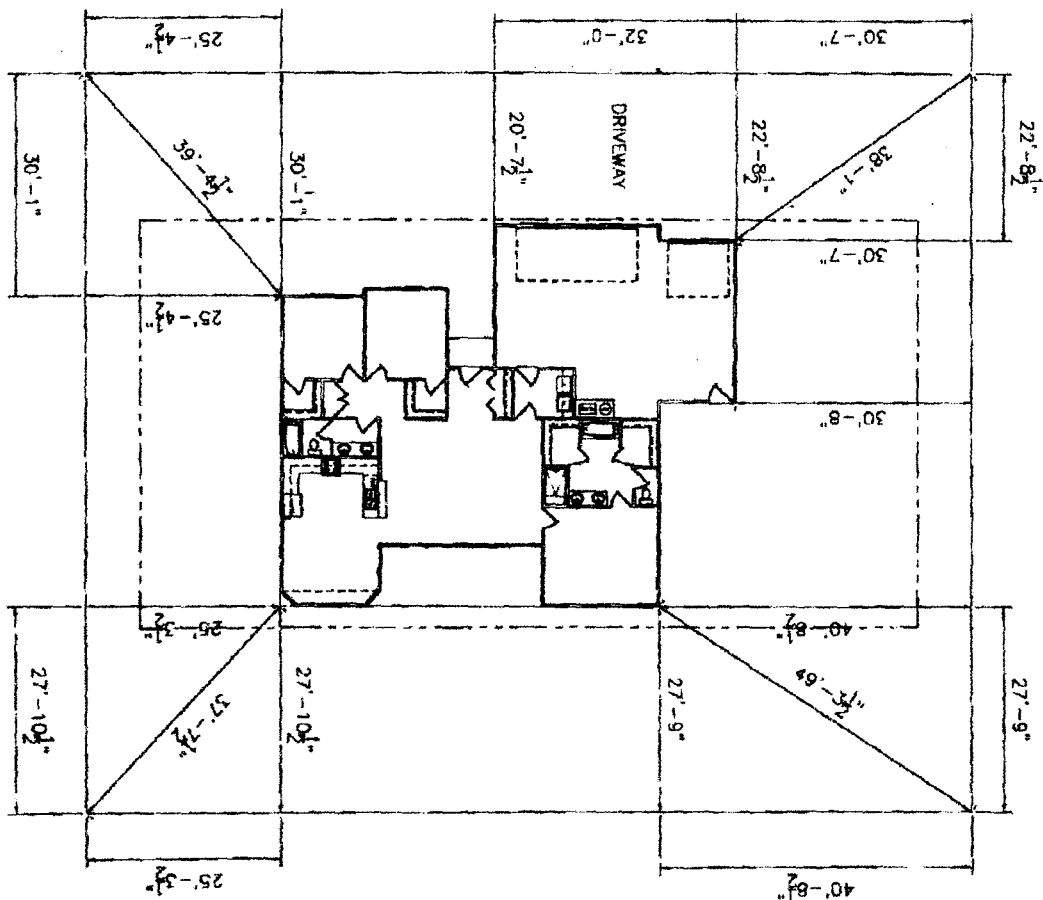
Applicant Signature [Signature] Date 5 Sept 00  
 Department Approval [Signature] Date 9-7-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>See GUSD</u>
Utility Accounting	<u>AMCore</u>		Date <u>9/7/00</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 SIC 9/7/00  
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.

# 634 MONARCH COURT



DRIVE OK  
SH  
9/5/00

1593 SF

11600 SQ FT.

MOUNTAIN VISTA  
LOT 8