

FEES \$	10 ⁻
TCP \$	450 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 78102



Your Bridge to a Better Community

BLDG ADDRESS 636 MONARCH CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 ϕ

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

SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1196 ϕ

FILING 1 BLK 6 LOT 9 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 [Signature] TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(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 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 Req't 2

Maximum Height 35' Special Conditions _____

CENSUS 11 TRAFFIC 40 ANNEX# _____

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 13 Dec 00

Department Approval [Signature] Date 12-18-00

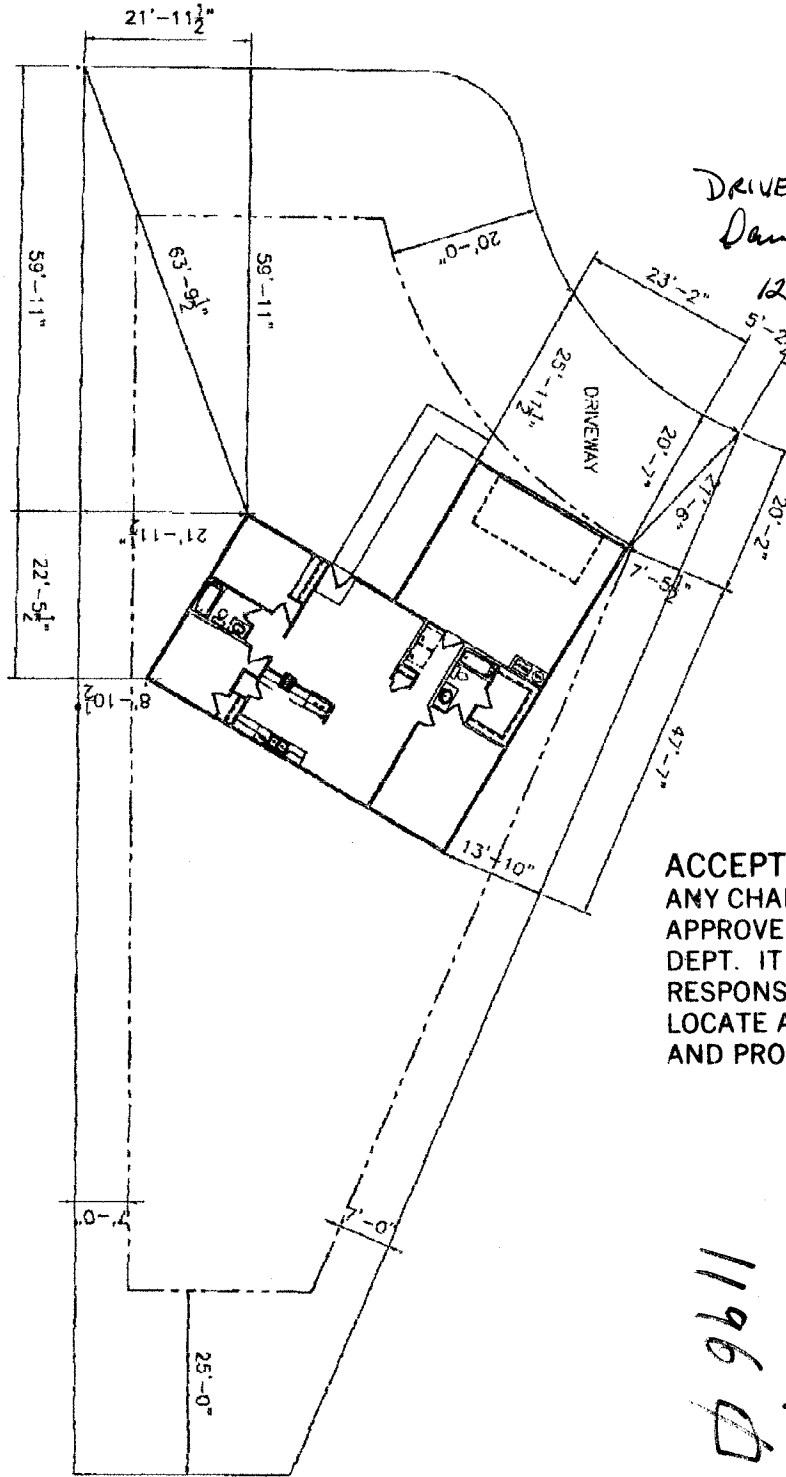
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O # <u>15597</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/18/00</u>

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)


636

MONARCH COURT



DRIVE APPROVED
David R. Soudner
 12/15/2000
 DEK. ENG.

12/18/00
C. Fay Gibson
 ACCEPTED
 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.

1196 
 11336 SQ FT
 LOT 9
 BLOCK 6

MOUNTAIN VISTA