

FEE \$	10.00
TCP \$	450.00
WIF \$	292.00

752 total fee

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

BLDG PERMIT NO. 753601



Your Bridge to a Better Community

BLDG ADDRESS 637 monarch CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1606 Living Area

TAX SCHEDULE NO. _____ SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION MOUNTAIN WISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1606

FILING _____ BLK 6 LOT 15 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Custom Quality Homes Inc NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2394 SAYRE DR. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241-0325 DESCRIPTION OF WORK & INTENDED USE House

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (IBC)
 _____ 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 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Reqmt _____

Maximum Height 35' Special Conditions _____

CENSUS 11 TRAFFIC 46 ANN# _____

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).

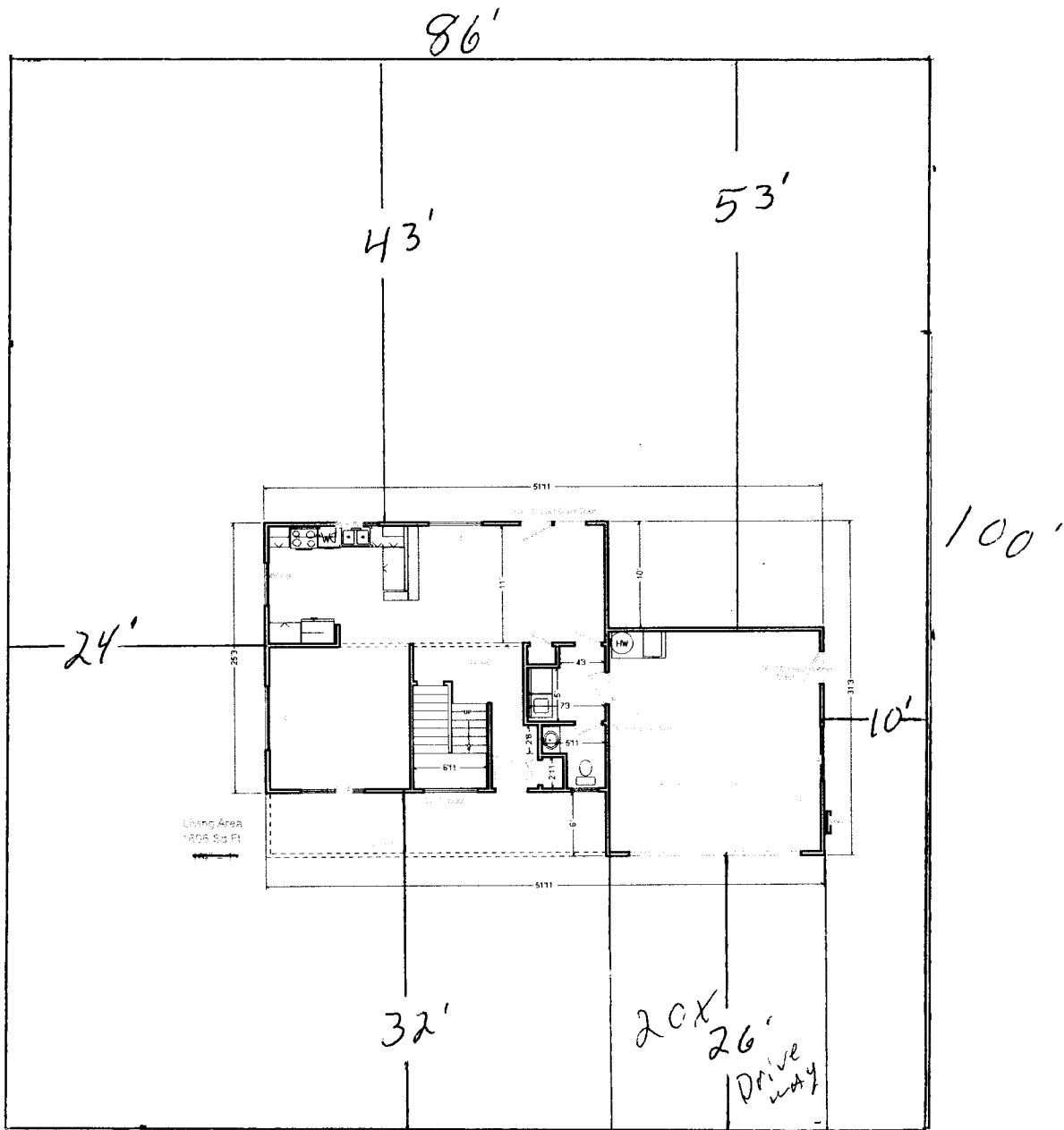
Applicant Signature Thomas Nibby Date 5/24/2000

Department Approval Patricia Pitt Date 5-31-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13136</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>5/31/00</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)



DRIVE OK
 End *[Signature]* 5/24/00

PLOT PLAN 1/16" = 1' TIM & KRISTINA SMOOT.

LOT ~~15~~ 15 BLOCK 6 MOUNTAIN VISTA SUB.

637 MONARCH CT.

ACCEPTED *[Signature]* 5-31-00
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Signed:
 CUSTOMER
 QUALITY HOMES
 INC

Buyer.