

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

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

BLDG PERMIT NO. 77880



Your Bridge to a Better Community

BLDG ADDRESS 638 MONARCH CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1288 sq ft
 TAX SCHEDULE NO. 2943 043-00-193 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION INT. VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1288 sq ft
 FILING 1 BLK 6 LOT 10 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 (1) OWNER Lee Howes NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (1) ADDRESS 3030 FLANAGAN ST USE OF EXISTING BUILDINGS 2
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT [Signature] TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 11 TRAFFIC 46 ANNX# _____

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 NOV 00
 Department Approval [Signature] Date 11-14-00

Additional water and/or sewer tap fees are required:	YES <u>X</u>	NO	W/No. <u>PLCG/SO</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11-14-00</u>

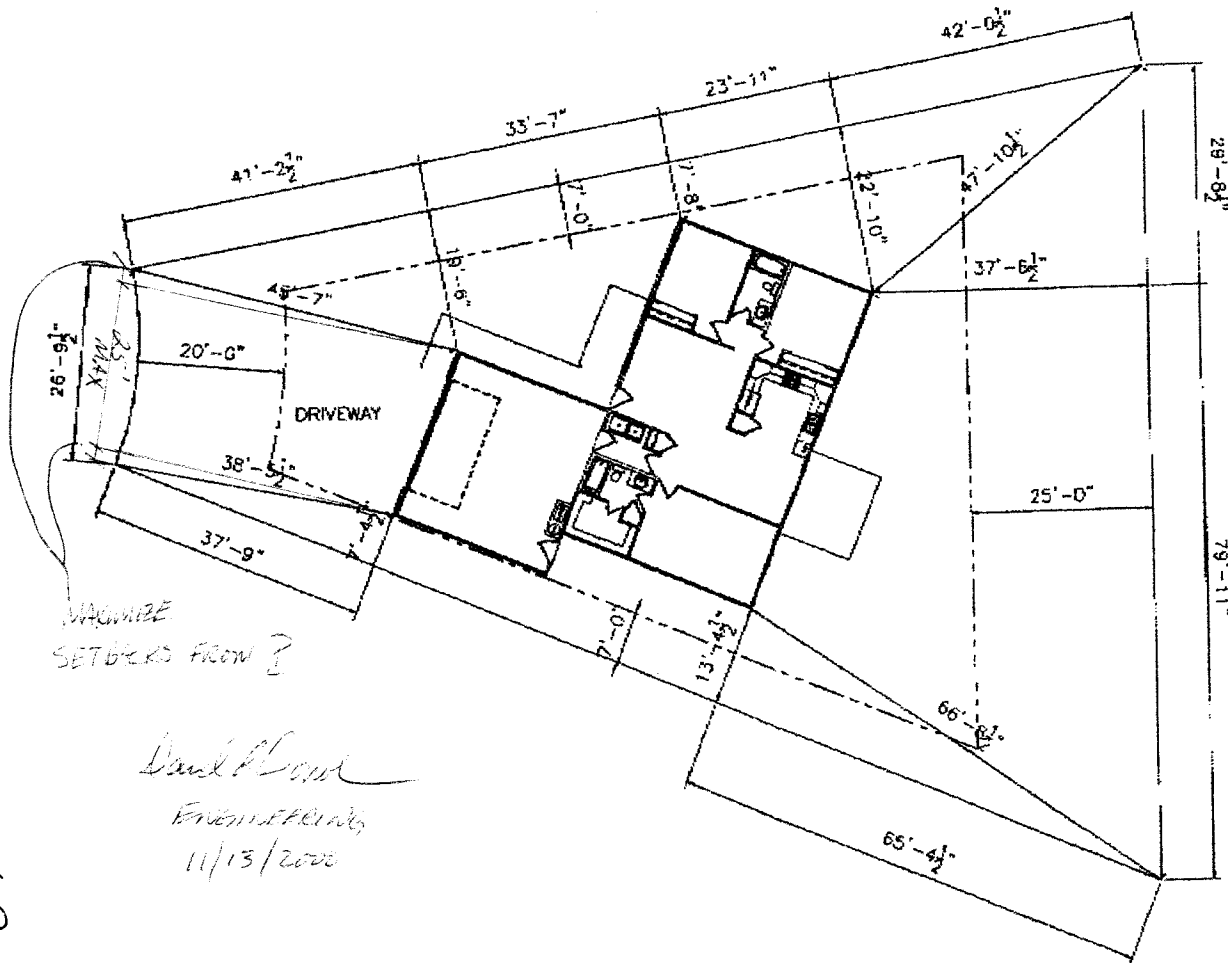
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MOUNTAIN VISTA

LOT 10
9542 SQ FT
BLK 6
1288 2 CAR

638 MONARCH COURT



MAXIMIZE
SETBACKS FROM ?

David Wood
ENGINEERING
11/13/2000

11/14/00
ACCEPTED *C. J. Taylor*
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.