

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77114



Your Bridge to a Better Community

BLDG ADDRESS 639 MONARCH CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1196

TAX SCHEDULE NO. 7943-043-00-196 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION M7 VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1196

FILING 1 BLK 6 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Lee Homes USE OF EXISTING BUILDINGS 0

(1) ADDRESS 3030 FLAMETREST DESCRIPTION OF WORK & INTENDED USE New Residence

(1) TELEPHONE 234-1091 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) APPLICANT Lee Homes

(2) ADDRESS 3030 FLAMETREST

(2) TELEPHONE 234-1091

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'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 11 TRAFFIC 46 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).

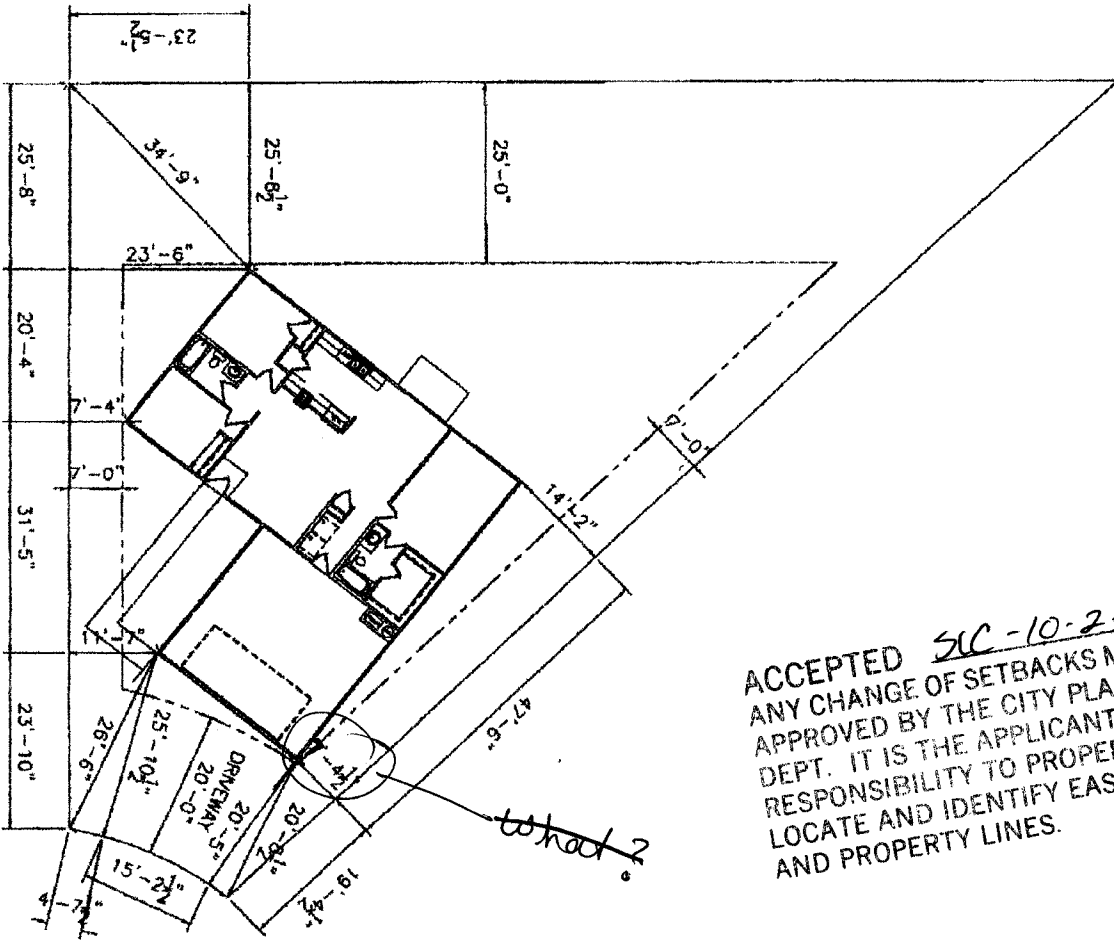
Applicant Signature [Signature] Date 29 Sept 00

Department Approval [Signature] Date 10-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	WORKS <input checked="" type="checkbox"/>
Utility Accounting <u>[Signature]</u>	Date <u>10-2-00</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 SUC-10-2-00
 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.

639
 MONARCH COURT

DRIVE OK
 GH
 10/2/00

LOT 14
 8665 SQ FT
 1196 D 2 CAR

MOUNTAIN VISTA
 BLOCK 6