

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 77115



Your Bridge to a Better Community

BLDG ADDRESS 641 MONARCH CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 B

TAX SCHEDULE NO. 2943-043-00-146 SQ. FT. OF EXISTING BLDGS 0

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

FILING 1 BLK 6 LOT 13 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction

(1) OWNER Lee Hones NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction

(1) ADDRESS 3030 FLAMECREST USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 734-1091 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT Lee Hones TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3030 FLAMECREST

(2) TELEPHONE 734-1091

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 5090

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 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 Lee Hones Date 29 Sep 00

Department Approval Roberto J. Castellano Date 10-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CS/VSD</u>
Utility Accounting <u>D Overholt</u>	Date <u>10-2-00</u>		

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

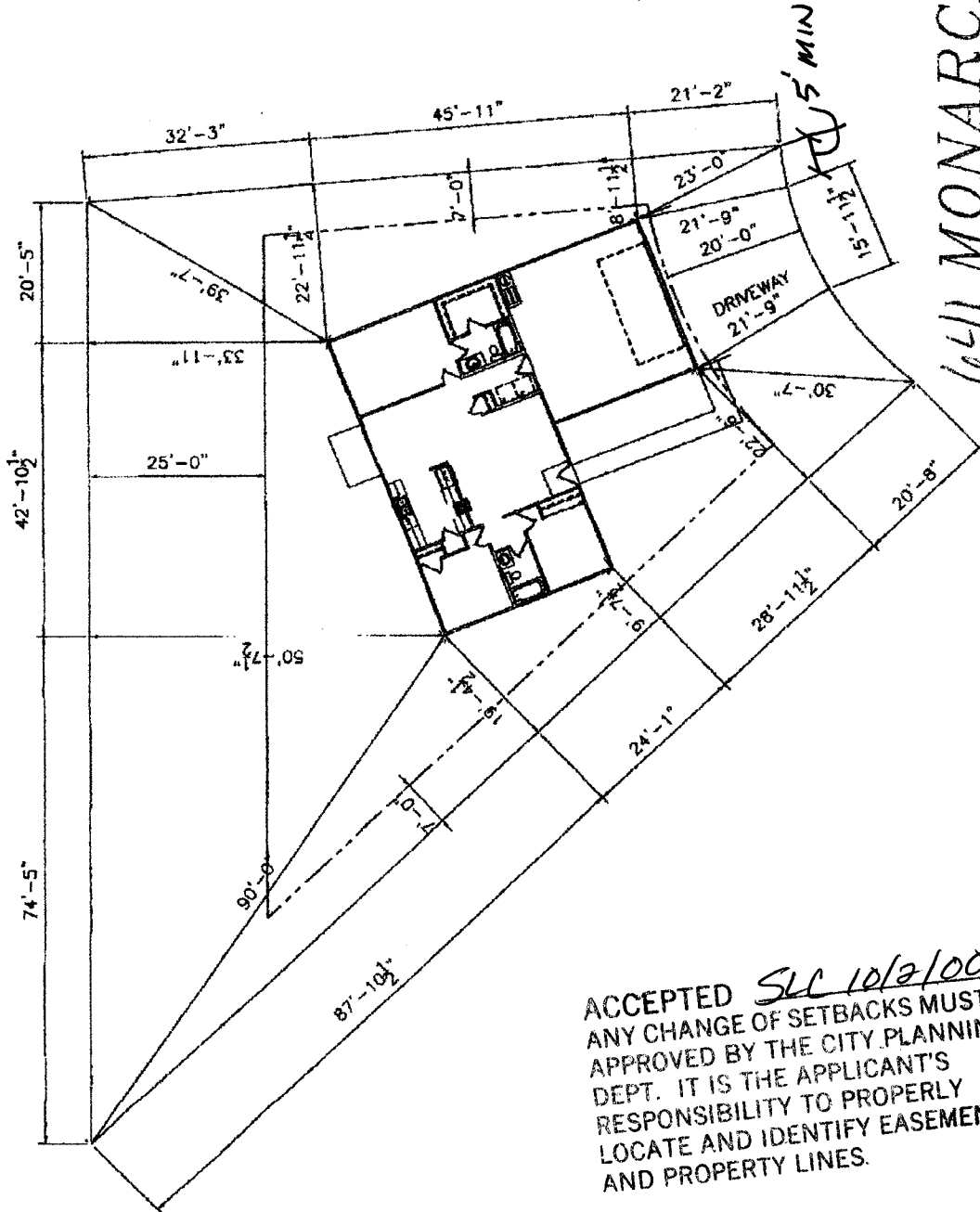
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MOUNTAIN VISTA
BLOCK 6

LOT 13
9754 SQ FT
1196 SF 2 CAR

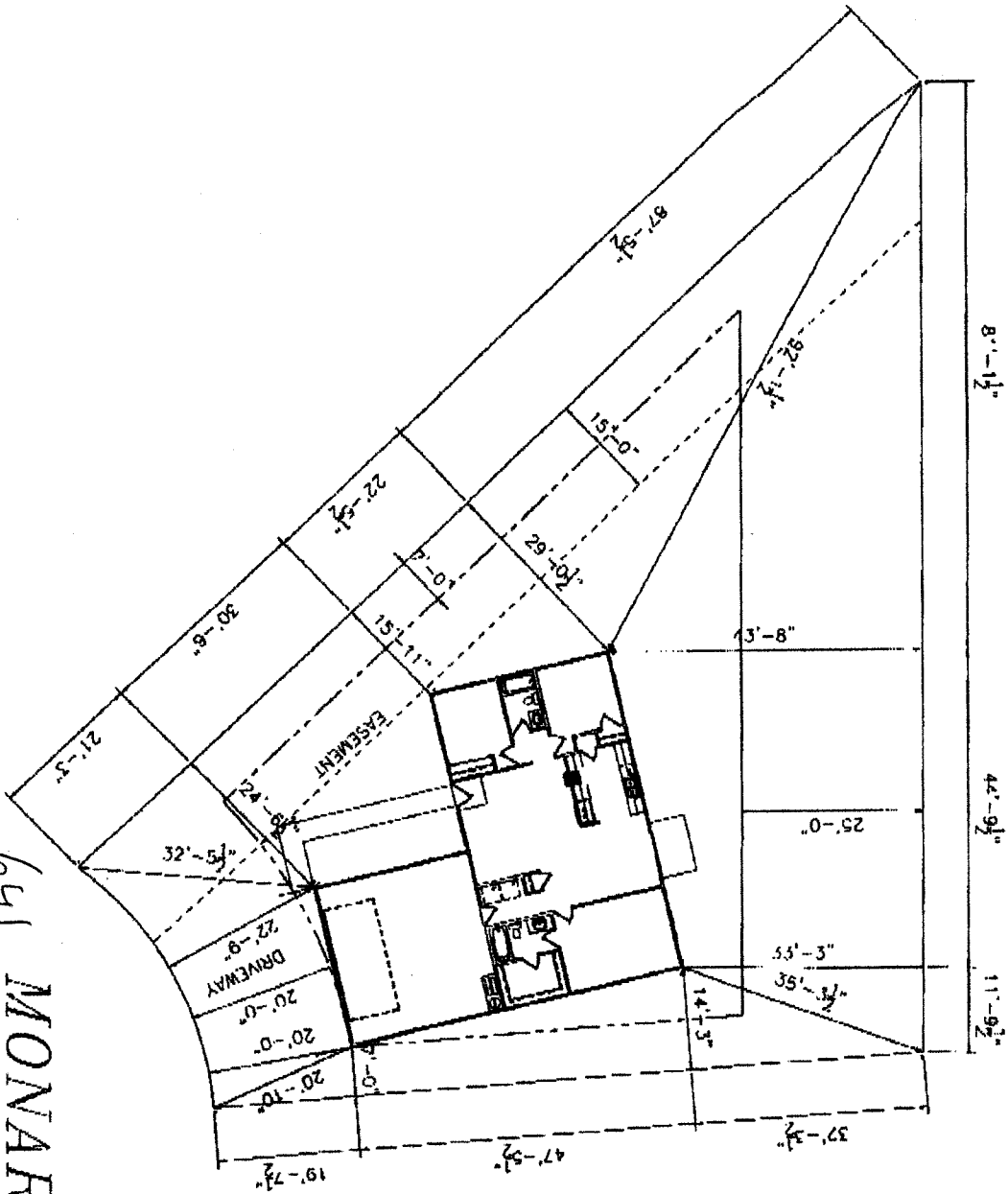
DRIVEOK AS DIMENSIONS
EX
10/2/00

641 MONARCH COURT



ACCEPTED SLC 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.

641 MONARCH COURT



B L O C K 6

MOUNTAIN VISTA

LOT 13

9754 SQ FT

1196 SF 2 CAR

Revised
 ACCEPTED 5/10/11/00
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
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