

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

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

BLDG PERMIT NO. 76418



Your Bridge to a Better Community

BLDG ADDRESS 2225 VIN-ROSE WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1400 sq ft
 TAX SCHEDULE NO. 2943-043-00-146 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1400 sq ft
 FILING 1 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (1) ADDRESS 3030 Frances St USE OF EXISTING BUILDINGS 2
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE New Res. Cont
 (2) APPLICANT Lee Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 3030 Frances St Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-1091 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 NO
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Reqmt 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 15 Aug 00
 Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>PL C8V50</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8-16-00</u>

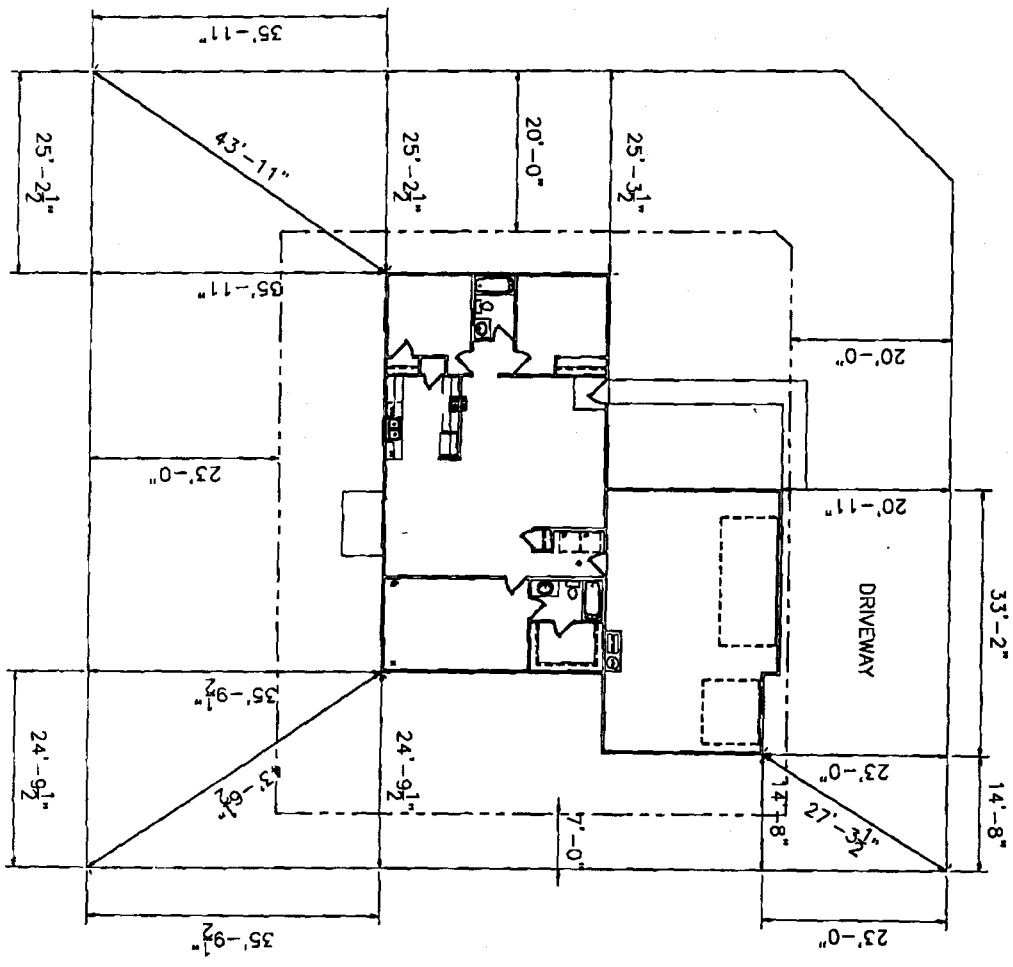
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTED
1. THE RESPONSIBILITY OF THE SUBJECT OR OWNER TO VERIFY DETAILS
AND RECORDS FROM A CONSTRUCTION

MONARCH WAY

3025 VIN-ROSE WAY



MOUNTAIN VISTA

LOT 10
10586 SQ FT

1400 3 CAR

DRIVE OK
Mw/jr
8/16/00

ACCEPTED *C. Jaye Nelson* 8/16/00
 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.