

FEE \$	10 ⁻
TCP \$	450 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 776.34



Your Bridge to a Better Community

BLDG ADDRESS 3028 Vin-Rose way SQ. FT. OF PROPOSED BLDGS/ADDITION 1593

TAX SCHEDULE NO. 2943043-00-196 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1593

FILING 1 BLK 4 LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Lee Hones NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 3030 Phane Crest USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT [Signature] TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 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 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 [Signature] Date 17 Oct 00

Department Approva [Signature] Date 10-19-2000

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Paul CG/SD</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-19-2000</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)

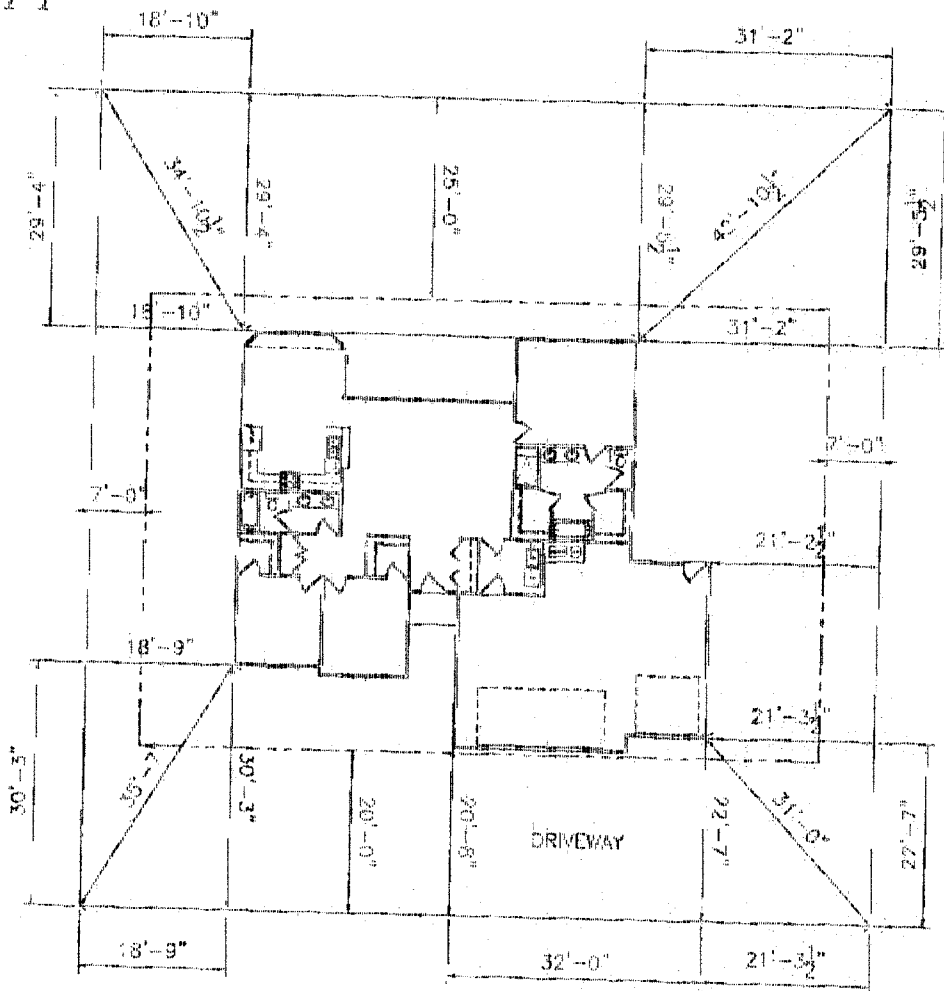
B L O C K 4

MOU VISTA

LOT 2

10163 SQ FT

1593 ϕ



10.19.00

Bill N...

ACCEPTED
 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.

30 28 VIN-ROSE WAY DRIVE OK

EH
10/18/00

U11-18-00 MEU 11:58 PM

P.01