

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

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

BLDG PERMIT NO. 75970



Your Bridge to a Better Community

BLDG ADDRESS 3079 VIN-ROSE WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1196

TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Mt. Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1196

FILING 1 BLK 2 LOT 12 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 2755 N. AVE USE OF EXISTING BUILDINGS X

(1) TELEPHONE 248-4612 DESCRIPTION OF WORK & INTENDED USE new Residence

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

(2) ADDRESS 2755 N. Ave

(2) TELEPHONE 248-4612

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 42 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 11 Jul 00

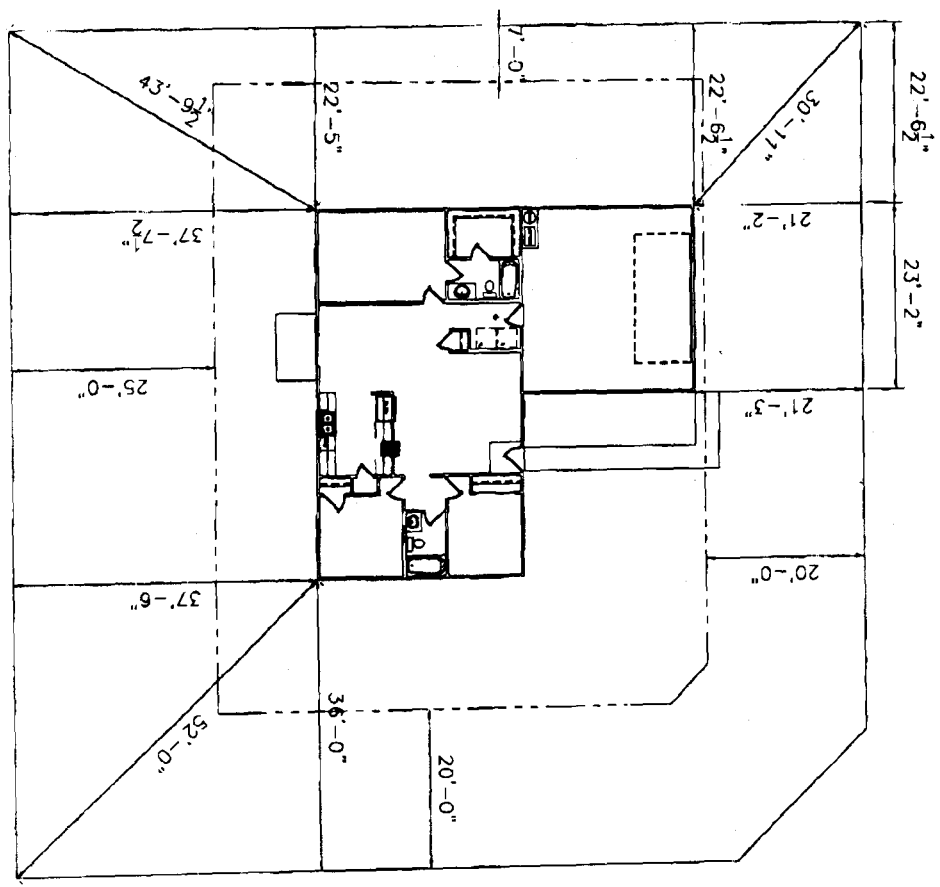
Department Approval [Signature] Date 7-12-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13242</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/12/00</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)

NOTICE: THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.



3029
VIN-ROSE WAY

Drive OK
SH 7/11/00

ROUND TABLE ROAD

ACCEPTED *[Signature]* 7-12-00
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.

MOUNTAIN VISTA
LOT 12 BLOCK 2
1196 SF
11013 SQ FT