

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

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

BLDG PERMIT NO. 78301



Your Bridge to a Better Community

BLDG ADDRESS 617 Monarch Way SQ. FT. OF PROPOSED BLDGS/ADDITION 1,391
 TAX SCHEDULE NO. 243-043-59-004 SQ. FT. OF EXISTING BLDGS ∅
 SUBDIVISION Mountain Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1,391
 FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: ∅ After: 1 this Construction
 (1) OWNER Mary & Tom Gorsuch NO. OF BUILDINGS ON PARCEL
 Before: ∅ After: 1 this Construction
 (1) ADDRESS 1631 Road, GJ, CO 81501 USE OF EXISTING BUILDINGS New single family residence
 (1) TELEPHONE 257-0296 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT J.G. Molzahn Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bookcliff Ave, GJ, CO 81504 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 434-6069 _____ 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~~ 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 _____
 Maximum Height 35% Special Conditions _____
 CENSUS 11 TRAFFIC 40 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 Aidan E. Mjoh Date 1-11-01
 Department Approval Ashu Dragon Date 1/16/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Paid @ CGV</u>
Utility Accounting	<u>KHall</u>	Date	<u>1/16/01</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)

8521

210

1/8" = 2.19

LOT 5
8500 SQ FT

LOT 3
8500 SQ FT

S89 55 34 E

S89 55 34 E

100.00

100.00

77.47'

85.00'

268.11

MONARCH WAY

OF 24



14' Irrigation Easement

14' Irrigation Easement

14' Multi-Purpose Easement

Driveway
30 FT MAX

617 Monarch Way
Lot 4, Block 1
Mountain Vista Subdivision
DIVE OR AS NOTED.
AWP
1/12/01

ACCEPTED FOR RECORD
DATE: 11/12/01
PLANNING AND IDENTIFY EASEMENTS
TO PROPERTY
CITY PLANNING
MOUNTAIN VISTA
AND PROPERTY LINES
LOCATE AND IDENTIFY EASEMENTS
RESPONSIBILITY TO PROPERTY
OWNER