

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78536



Your Bridge to a Better Community

BLDG ADDRESS 632 MONARCH CT

SQ. FT. OF PROPOSED BLDGS/ADDITION 1593

TAX SCHEDULE NO. 2943-043-00-196

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MT. VISTA

TOTAL SQ. FT. OF EXISTING & PROPOSED 1593

FILING 1 BLK 6 LOT 7

NO. OF DWELLING UNITS:

(1) OWNER Lee Jones

Before: 2 After: 1 this Construction

(1) ADDRESS 3030 FLITMEER ST

NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 234-1091

Before: 2 After: 1 this Construction

(2) APPLICANT [Signature]

USE OF EXISTING BUILDINGS 0

(2) ADDRESS [Signature]

DESCRIPTION OF WORK & INTENDED USE New Residence

(2) TELEPHONE [Signature]

TYPE OF HOME PROPOSED:

☒ Site Built ☐ Manufactured Home (UBC)

☐ 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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt _____

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 23 JAN 01

Department Approval [Signature]

Date 1/31/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Id CGISD</u>
Utility Accounting <u>[Signature]</u>		Date <u>1/31/01</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)

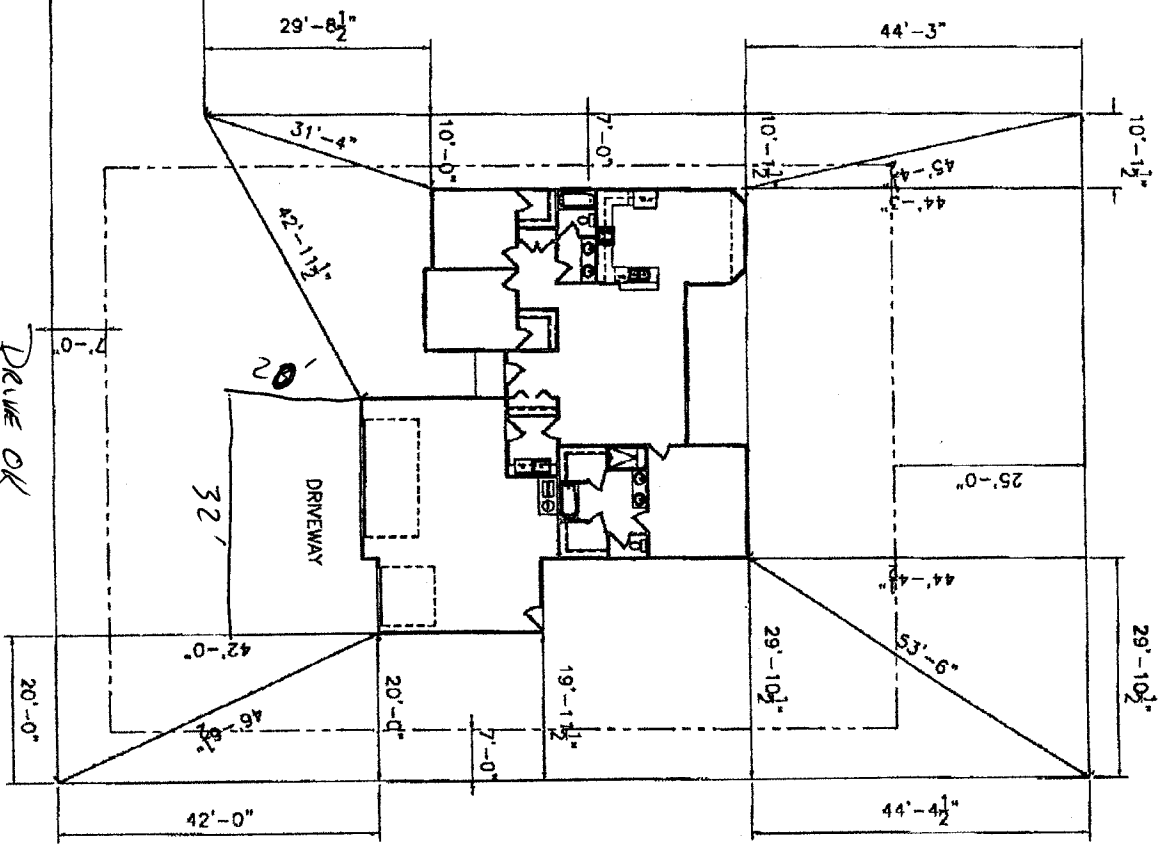
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ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

$$\frac{10}{10} \bigg/ \frac{11}{11}$$

BLK 6 LOT 7
15937 14240 SQ FT

MOUNTAIN VISTA



Stephan Davis 1-23-07 ^{AK} 1/31/01