

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78241



Your Bridge to a Better Community

BLDG ADDRESS 633 MONARCH CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 2

SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 6 LOT 17 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction

(1) OWNER Lee Hwang NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction

(1) ADDRESS 3030 FLAMECREST USE OF EXISTING BUILDINGS 2

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

(2) APPLICANT _____ 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 X NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 11 TRAFFIC 4/0 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).

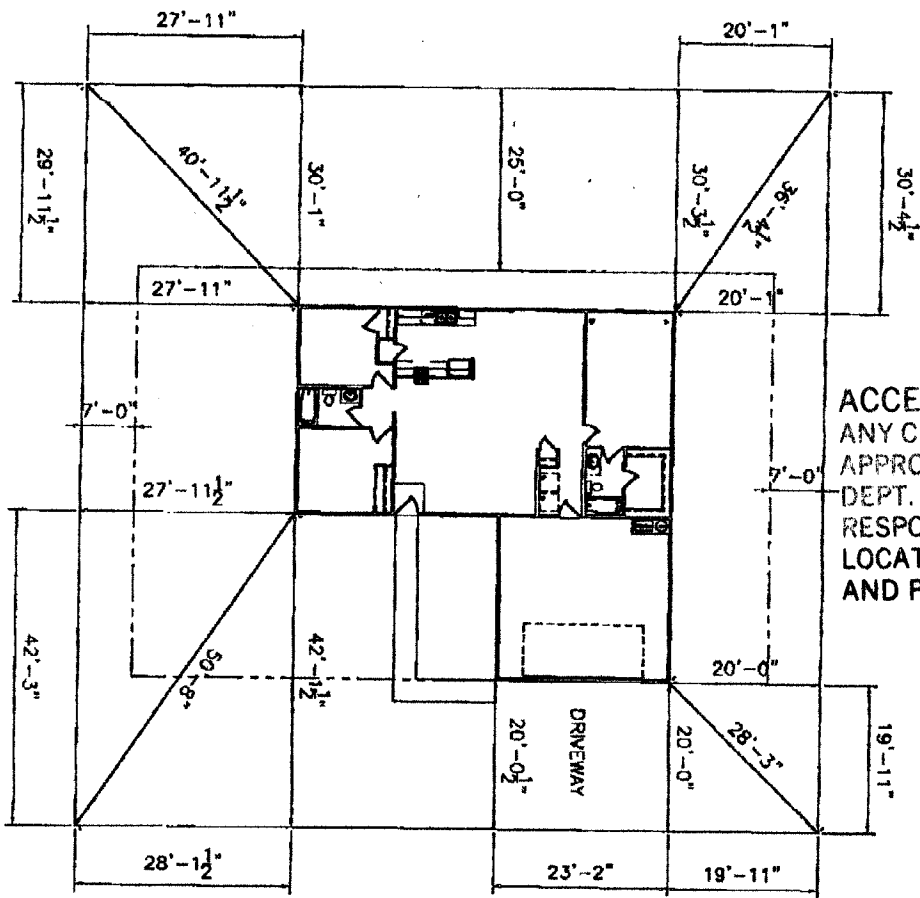
Applicant Signature [Signature] Date 2 JAN 01

Department Approval C. Gayer Johnson Date 1/4/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13618</u>
Utility Accounting <u>[Signature]</u>		Date	<u>1/4/01</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)



ACCEPTED *Mispi Aragon*
 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. *2/9/11*

633 MONARCH COURT

Divina
Rob Davis
 10-9-2

1400 2 CAR

9824 SQ FT

LOT 17

B L O C K 6

MOUNTAIN VISTA