

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 90624



57155-32201
 Building Address 619 Monarch Way
 Parcel No. 2943 043 59 005
 Subdivision Mountain Vista
 Filing _____ Block 1 Lot 5

No. of Existing Bldgs _____ Proposed _____
 Sq. Ft. of Existing Bldgs 1216 Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name ALAN CHICON
 Address 619 MONARCH WAY
 City / State / Zip GRAND JCT, CO

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name DURA SYSTEMS INC
 Address 902 HWY 50
 City / State / Zip GRAND JUNCTION
 Telephone 245 6898

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: Enclose Existing Photos & integrate with 12x12 solarium

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'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7'3' from PL Rear 25'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) ~~8'6"~~ 35' Special Conditions _____
 Voting District _____ Driveway _____
 Location Approval _____ (Engineer's Initials)

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 William Tiefenbach Date 8/4/03
 Department Approval Gayle Henderson Date 8-4-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Robert Penner</u>			Date <u>8-4-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:
NO ATTACHMENTS WILL BE ACCEPTED.

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks)..... []
4. All **easements** and **rights-of-way** on the property. []
5. All **existing structures** on the property. []
6. All **streets** adjacent to the property and **street names**..... []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**..... []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

8-4-03
ACCEPTED *Dayleen Henderson*
 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.

