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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | |
| SIF \$ | |

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

BLDG PERMIT NO. _____

Building Address 640 Monarch CT
Parcel No. 2943-043-124-011
Subdivision MT Vista
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 1400 Sq. Ft. Proposed 192
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name JAMES & WILMA FINNELL
Address 640 Monarch CT
City / State / Zip GRAND JCT CO, 81504

DESCRIPTION OF WORK & INTENDED USE:

☐ New Single Family Home (*check type below)
☐ Interior Remodel ☒ Addition
☐ Other (please specify): Storage shed

APPLICANT INFORMATION:

Name JAMES FINNELL
Address 640 Monarch CT
City / State / Zip GRAND JCT 81504
Telephone 523-7038

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>RSF-4</u> | Maximum coverage of lot by structures <u>50%</u> |
| SETBACKS: Front <u>25'</u> from property line (PL) | Permanent Foundation Required: YES _____ NO <u>X</u> |
| Side <u>3'</u> from PL Rear <u>5'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | 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).

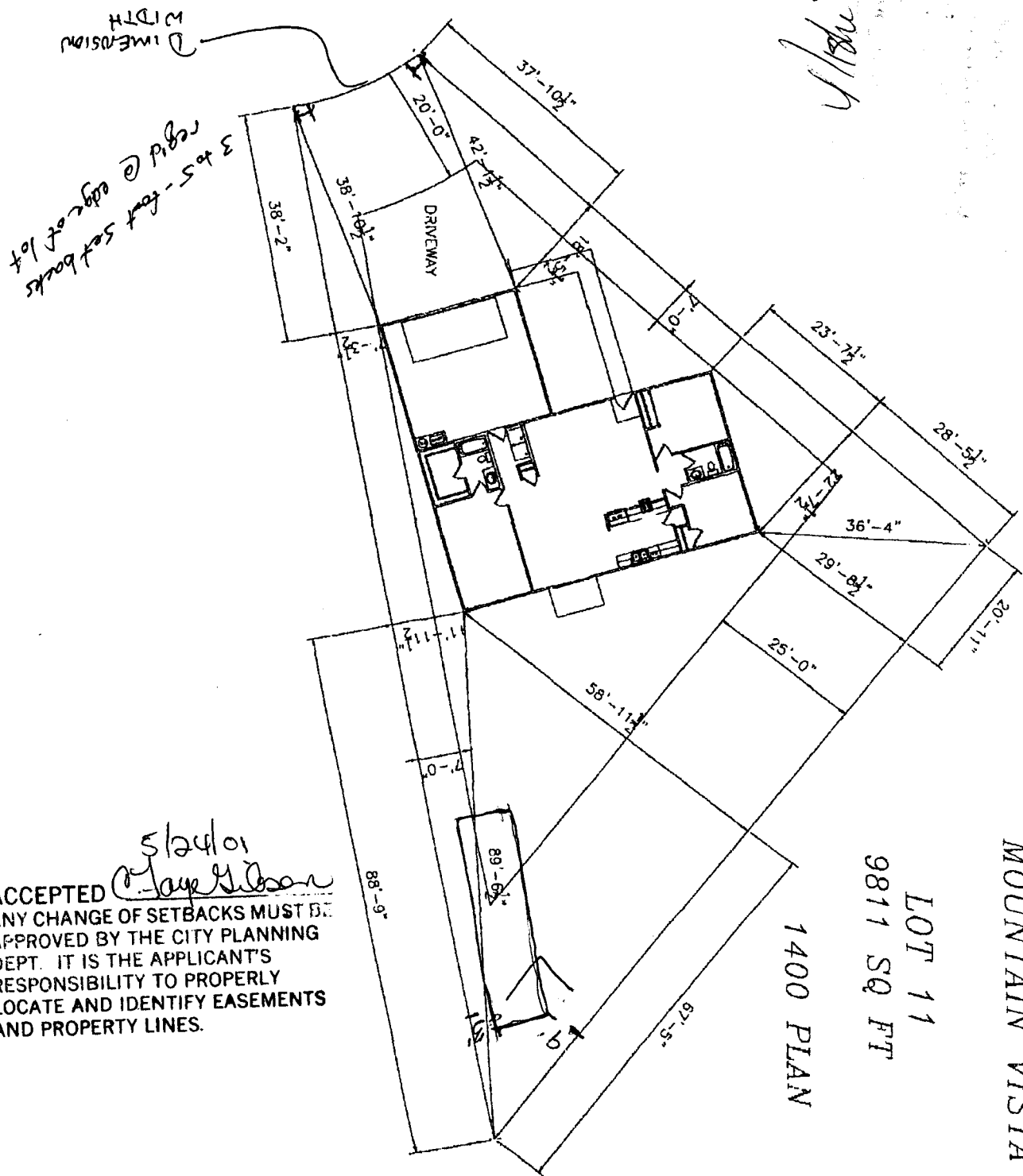
Applicant Signature James Finnell Date 4-30-2007
Department Approval Wishi Wagner Date 4-30-07

| | | | |
|--|---------------------|-------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. |
| Utility Accounting <u>Kate Cebben</u> | Date <u>4/30/07</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)

640 MONARCH COURT

4/30/07
W. H. Morgan
MOUNTAIN VISTA



5/24/01
 ACCEPTED *Clay Gibson*
 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.