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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 Mishi Magan Date 4-30-07

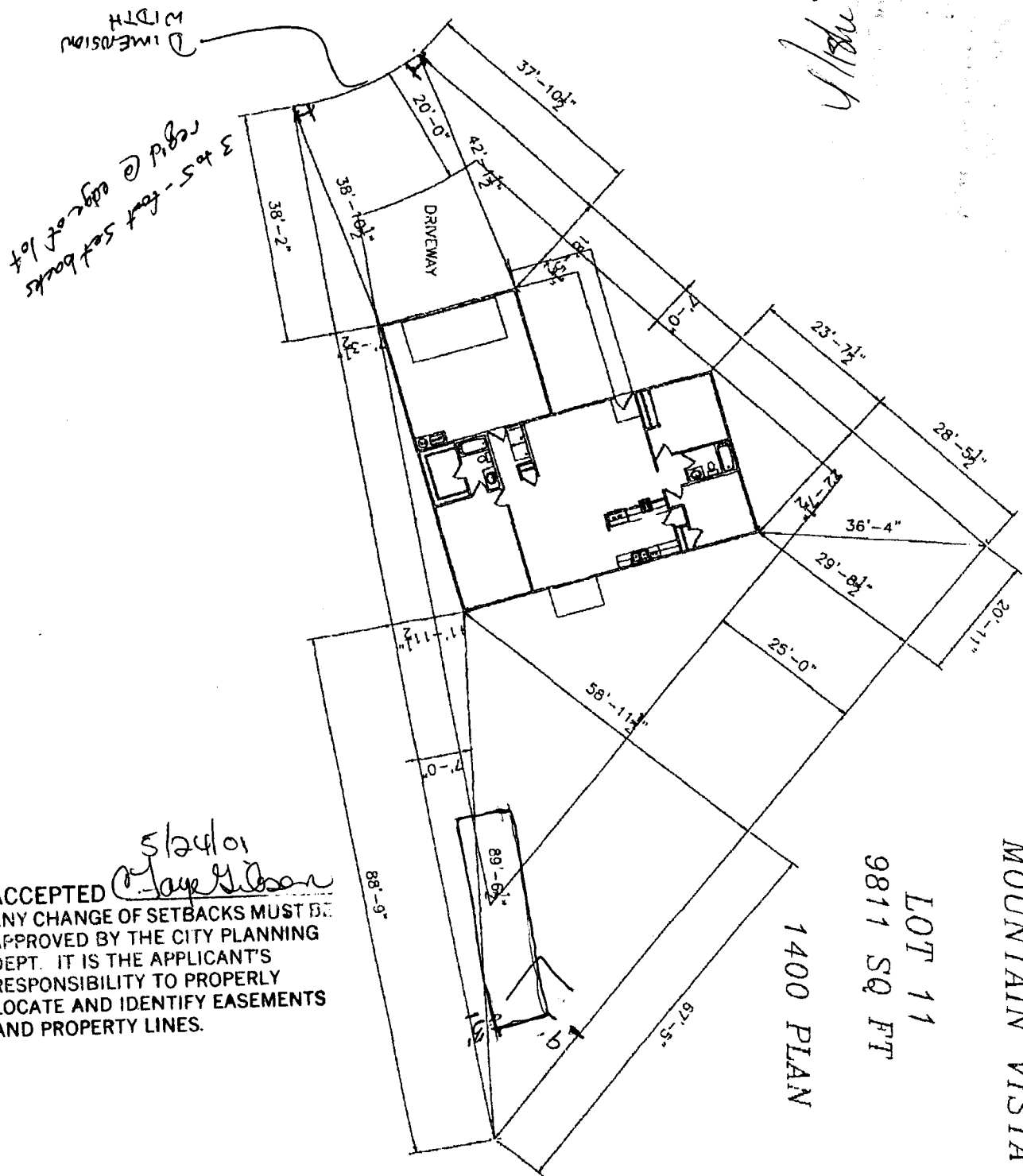
| | | | |
|--|-----|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
|--|-----|--|---------|

Utility Accounting Kate Cebreny Date 4/30/07

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
1/30/07
ST RT



WITH DIMENSIONS
3 to 5-foot setbacks
reg'd @ edge of lot

ACCEPTED *Clay Gibson*
5/24/01
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.

MOUNTAIN VISTA
LOT 11
9811 SQ FT
1400 PLAN