

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 628 Imperial Lane  
 Parcel No. 294304368001  
 Subdivision Monarch Glen Subdivision  
 Filing 1 Block 4 Lot 1

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1973 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 9797  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:** CHM Constr. LLC

Name Terri & Charles Monahan  
 Address 508 Arrowleaf Drive  
 City / State / Zip Clifton, CO 81520

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Charles Monahan  
 Address 508 Arrowleaf Drive  
 City / State / Zip Clifton, CO 81520  
 Telephone 970-275-0648

**\*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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Parking Requirement Yes  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval UM  
 (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 \_\_\_\_\_ Date 10/24/04  
 Department Approval BP Gayleen Henderson Date 11-3-04

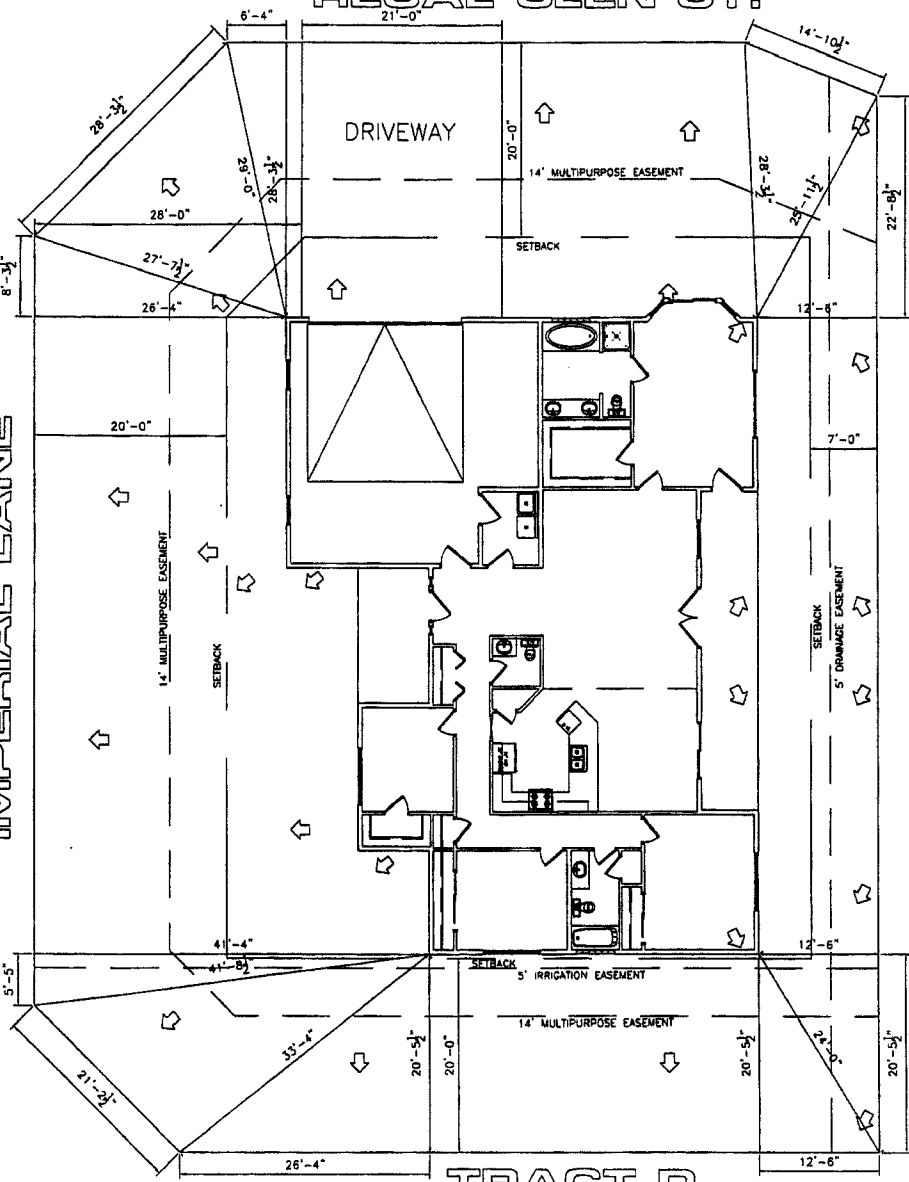
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17705</u>
Utility Accounting <u>N</u>	Date <u>11/3/04</u>		

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)

11/2/04  
 driver

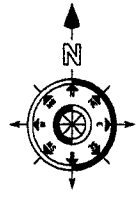
IMPERIAL LANE

REGAL GLEN CT.



TRACT D

MILBURN DRIVE



NOTE:  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:  
 DIMENSION LINES ARE PULLED FROM  
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE  
 EXISTS, DIMENSIONS WILL BE FROM EDGE  
 OF FOUNDATION.

↖ = DRAINAGE ARROWS  
 — = 4" BRICK LEDGE

NOTE:  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	1
LOT NUMBER	1
BLOCK NUMBER	4
STREET ADDRESS	628 IMPERIAL LANE
COUNTY	MESA
GARAGE SQ. FT.	634 SF
COVERED ENTRY SQ. FT.	105 SF
COVERED PATIO SQ. FT.	199 SF
LIVING SQ. FT.	1973 SF
LOT SIZE	9797 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

11-304 *Gayleen Henderson*  
 ACCEPTED  
 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.

SCALE: 1" = 20'-0"