

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____



Building Address 632 Imperial Lane No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2943-0643-68-006 Sq. Ft. of Existing Bldgs 0 Proposed 2614
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 6 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Just Companies
 Address 2505 Foresight Circle #A
 City / State / Zip Grand Jct, Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Just Companies
 Address 2505 Foresight Circle #A
 City / State / Zip Grand Jct, Co 81505
 Telephone 245-9316

***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 X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District 0 Driveway Location Approval LM
 (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).

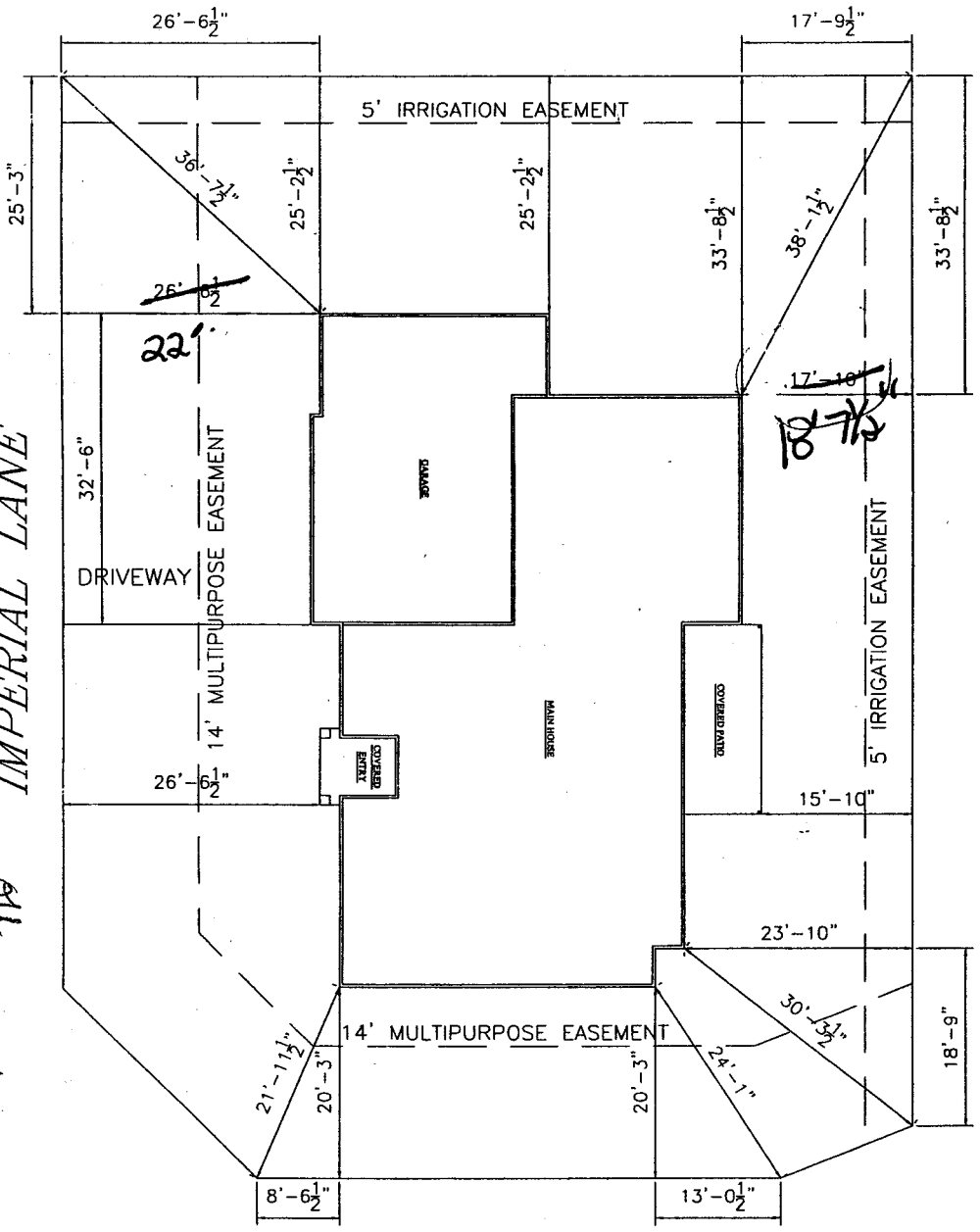
Applicant Signature [Signature] Just Co. Date 6/11/04
 Department Approval [Signature] Gayleen Henderson Date 6-30-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17399
 Utility Accounting Castlesbury Date 6/30/04

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)

6/28/04
 W
 M
 AU

IMPERIAL LANE



REGAL GLEN COURT

SCALE: 1" = 20'

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

ACCEPTED OF SETBACKS MUST BE
 ANY CHANGE OF THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Processed by Steve Morgan
 7/18/04

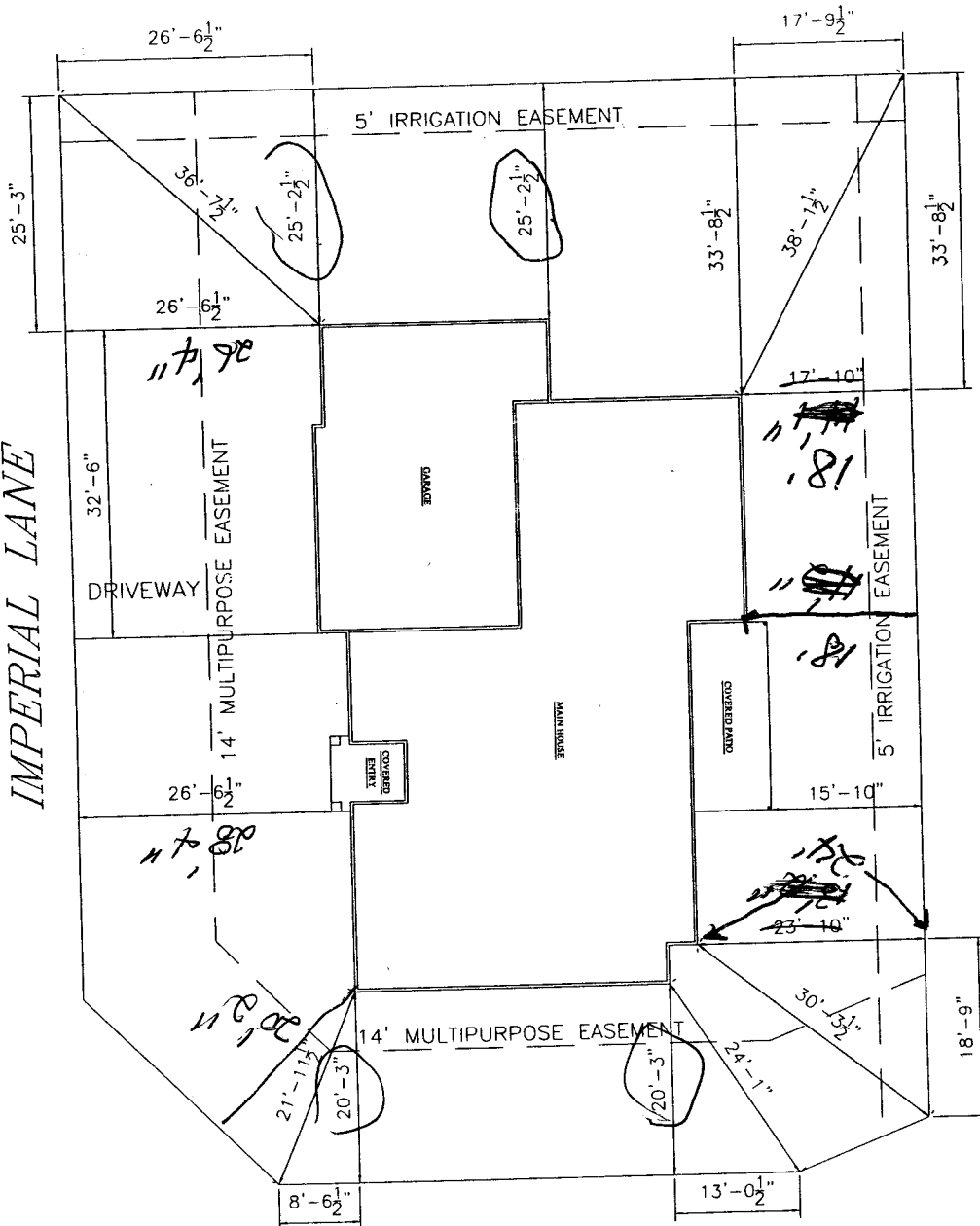
SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN SUBDIVISION
LOT NUMBER	6
BLOCK NUMBER	4
STREET ADDRESS	632 IMPERIAL LANE
COUNTY	MESA
HOUSE SQ. FT.	1913
LOT SIZE	10009 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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

6-30-04
 Daylene Heister

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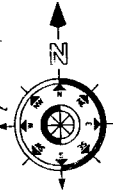


REGAL GLEN COURT

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OK
 11/14/04



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Handwritten signature and date:
 [Signature] 11/14/04
 [Faint text: APPROVED FOR CONSTRUCTION BY...]