

FEE \$	70.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 633 Kings Glen Loop
 Parcel No. 2943-043-627-006
 Subdivision MORNING GLEN
 Filing 1 Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1638
 Sq. Ft. of Lot / Parcel 9000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2000

OWNER INFORMATION:

Name EMERY WELSH
 Address 3109 F
 City / State / Zip Grand Jet. CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name EMERY WELSH
 Address 3109 F
 City / State / Zip Grand Jet
 Telephone 970-261-4747

***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 17' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval [Signature]
 (Engineer's Initials)

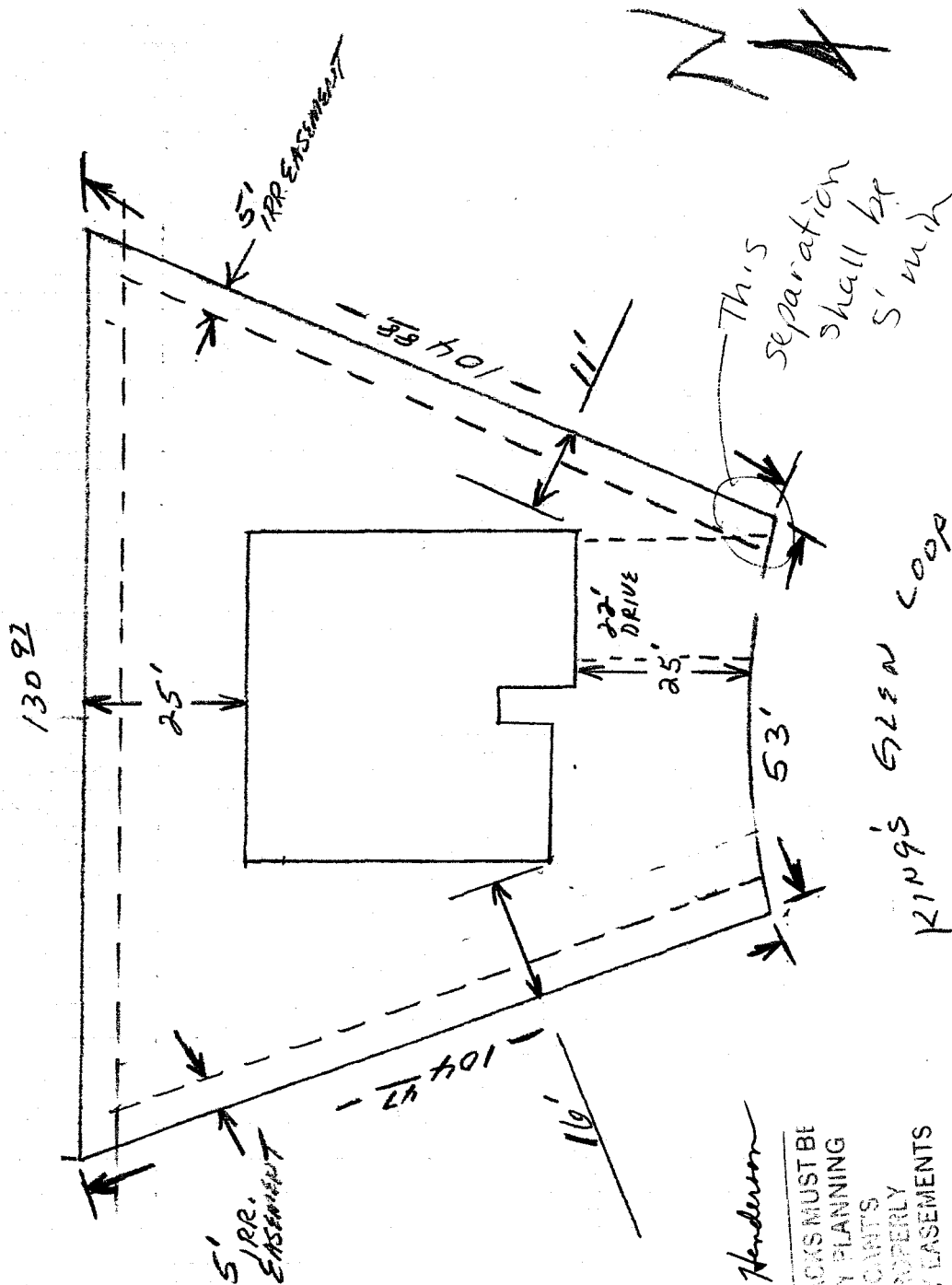
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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] Date 11/9/04
 Department Approval NA [Signature] Date 11-29-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17752</u>
Utility Accounting <u>[Signature]</u>	Date _____		

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)



MONARCH GLEN
 SUBDIVISION
 LOT 6, BLOCK 3
 633 KING'S GLEN LOOP
 BUILDER: EMERY WELSH
 261-4747

OK as
 noted
 WCL
 10/9/04

KING'S GLEN LOOP

11-29-04 Gayleen Henderson
 ACCEPTED
 ANY WORK OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

1" = 25'

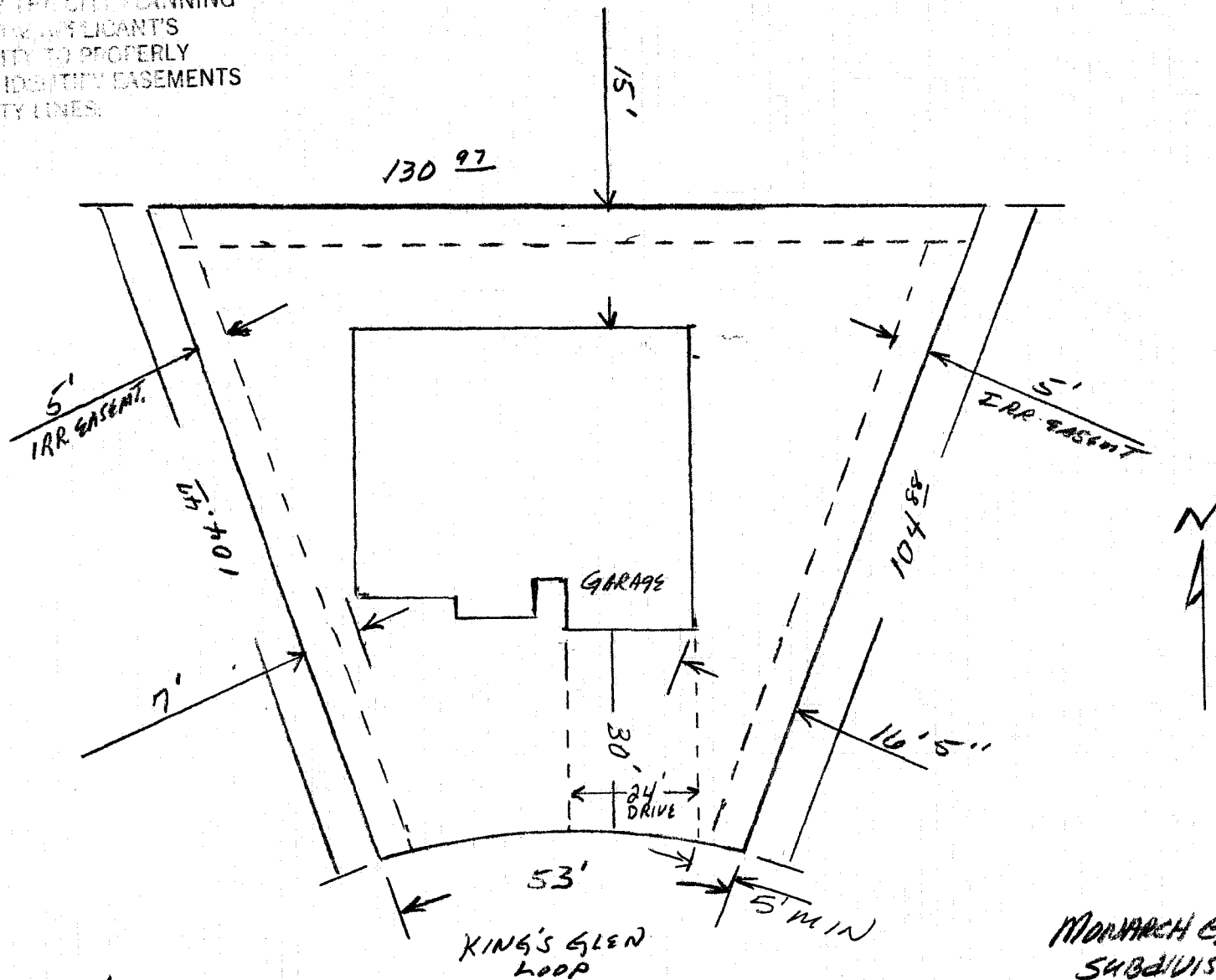
reserved for guest parking and shall not be used for the parking of residents' vehicles and/or recreation vehicles for more than a 24-hour period.

7. The loop lane and parking shall be dedicated to and maintained by the City. The right-of-way shall extend 1' beyond the curb on the park side of the lane and 1' beyond curb on outside edge of the lane.
8. A 14' multi-purpose easement shall be dedicated on the outside edge of the lane. The park may be used for stormwater detention.
9. The loop shall provide for two-way traffic.
10. 'No parking' signs shall be installed and maintained so that no parking is allowed between the curbs on any traveled portion of the loop lane, except the guest parking area.
11. Corner lots with frontage on the loop lane and the abutting street shall be required to access from the loop lane only.
12. Each residence shall provide and maintain four off-street parking spaces, two of which may be within a garage or carport. No front loading garage or carport may be closer than 30 feet to the front lot line. Side loading garages or carports may be 25' from the front property line. Individual driveways must have a 5' radius fillet on driveway corners.
13. The front yard setback for the house is 15' from the right-of-way (16' from the curb).
14. Lots on the loop lane may be 20% smaller and the rear setback can be 10' less (10' minimum) then as required by the zone district.
15. The park shall be owned and maintained by the Homeowner Association, subject to any easements.
16. No gateways, locked entries or other access constraints are allowed across the loop lane.

2-2-05

ACCEPTED Gayleen 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.



1" = 25'

KING'S GLEN LOOP

David J. Todd Davis
2-2-05

MONARCH GLEN
SUBDIVISION

LOT 6 BLOCK 3
633 KING'S GLEN LOOP
EMERY WELSH
201-4747