

FEE \$	10.00
TCP \$	1092.00 408.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 633 Imperial Lane
 Parcel No. 2943-043-73-001
 Subdivision Monarch Glen
 Filing 2 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1502
 Sq. Ft. of Lot / Parcel 9301
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6579
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Just Companies Inc
 Address 2505 Foresign Cr #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 Inc
 Address 2505 Foresign Cr #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 <u>RSF-1</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>ll</u> (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 Justy Anne M. Kern Date 7/16/05
 Department Approval NH C. J. H. H. H. Date 7/26/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18289</u>
Utility Accounting <u>ll</u>	Date <u>7/26/05</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)

W
E
S
FOSS
DRAFTING
& DESIGN
970-216-5607

ROYAL COURT

MONARCH
GLEN
FILING 2
BLOCK 1
LOT 1

GENERAL NOTES

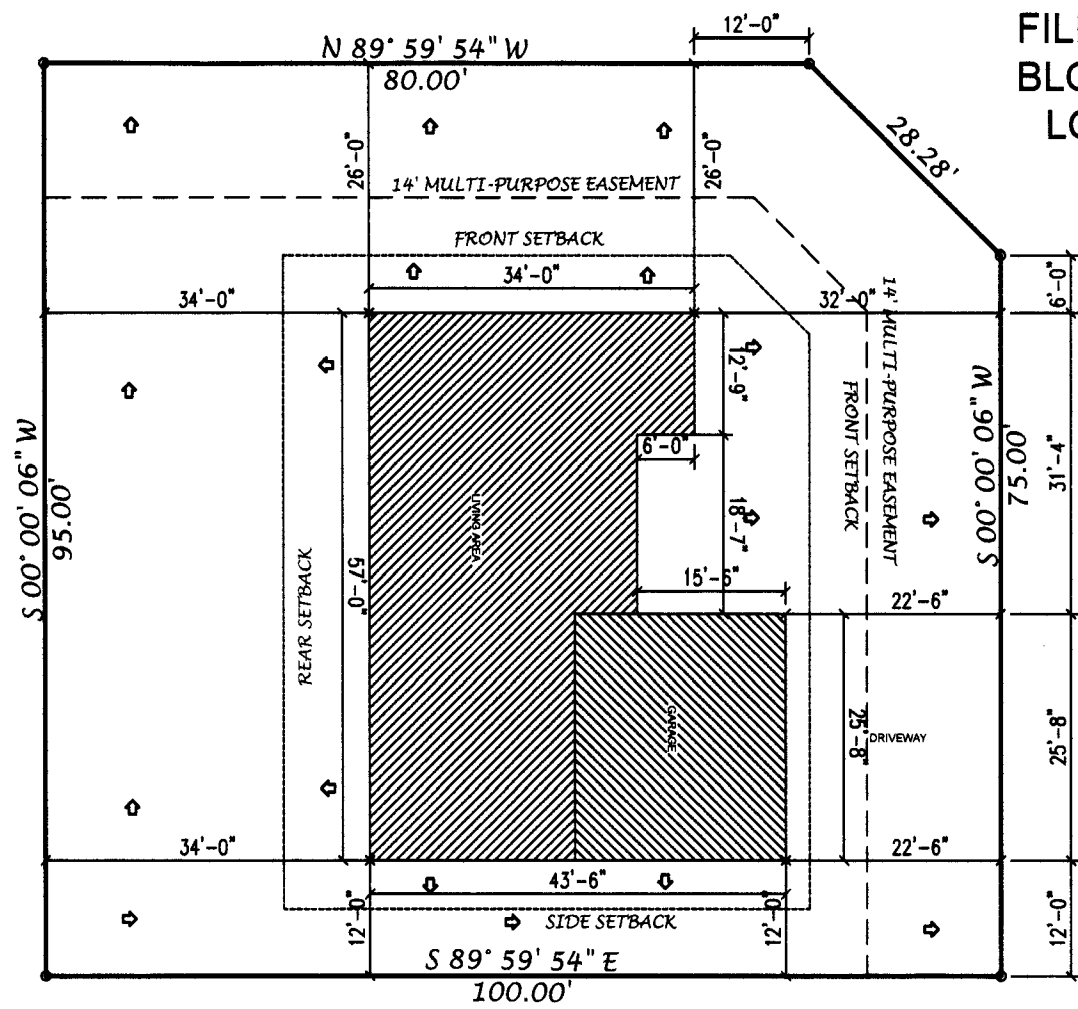
* FINISH GRADE AROUND FOUNDATION WILL SLOPE DOWN AND AWAY FROM CONC. A MIN. OF 6" IN 10' AND 2% THERE AFTER.
** CONTRACTOR TO VERIFY SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO STARTING PROJECT.

LEGEND

○ PROPERTY CORNER
↑ DRAINAGE DIRECTION
- - - BUILDING ENVELOPE
- - - EASEMENTS

BUILDING SETBACKS

FRONT YARD = 20'
REAR YARD = 25'
SIDE YARD = 7'



IMPERIAL
LANE

ACCEPTED *Paulos*
Gay Hall
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.

SITE PLAN
1" = 20'

5/16/11
mm