

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

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Building Address 627 King's Glen Loop
 Parcel No. 2943-043-67-003
 Subdivision Monarch Glen
 Filing _____ Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .187
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name BEONCIA PORTER
 Address 618 1/2 Brooks Court
 City / State / Zip Grand Jct. Co.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Results of BOA meeting 3-2-05: Variance approved to front yard setback to be 20' for a front loading garage located off a Loop Lane.

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 Loop Lane Setback</u>	Maximum coverage of lot by structures <u>50%</u>
15' house	Permanent Foundation Required: YES <u>X</u> NO _____
SETBACKS: Front <u>30'</u> from property line (PL)	Parking Requirement <u>2 garage or carport 4 off street parking</u>
Side <u>7'</u> from PL Rear <u>25' 15'</u> from PL	Special Conditions <u>side loaded garage 25'</u>
Maximum Height of Structure(s) <u>35'</u>	<u>*Corrected to loop lane setback requirements 1-27-05 GH</u>
Voting District <u>D</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	

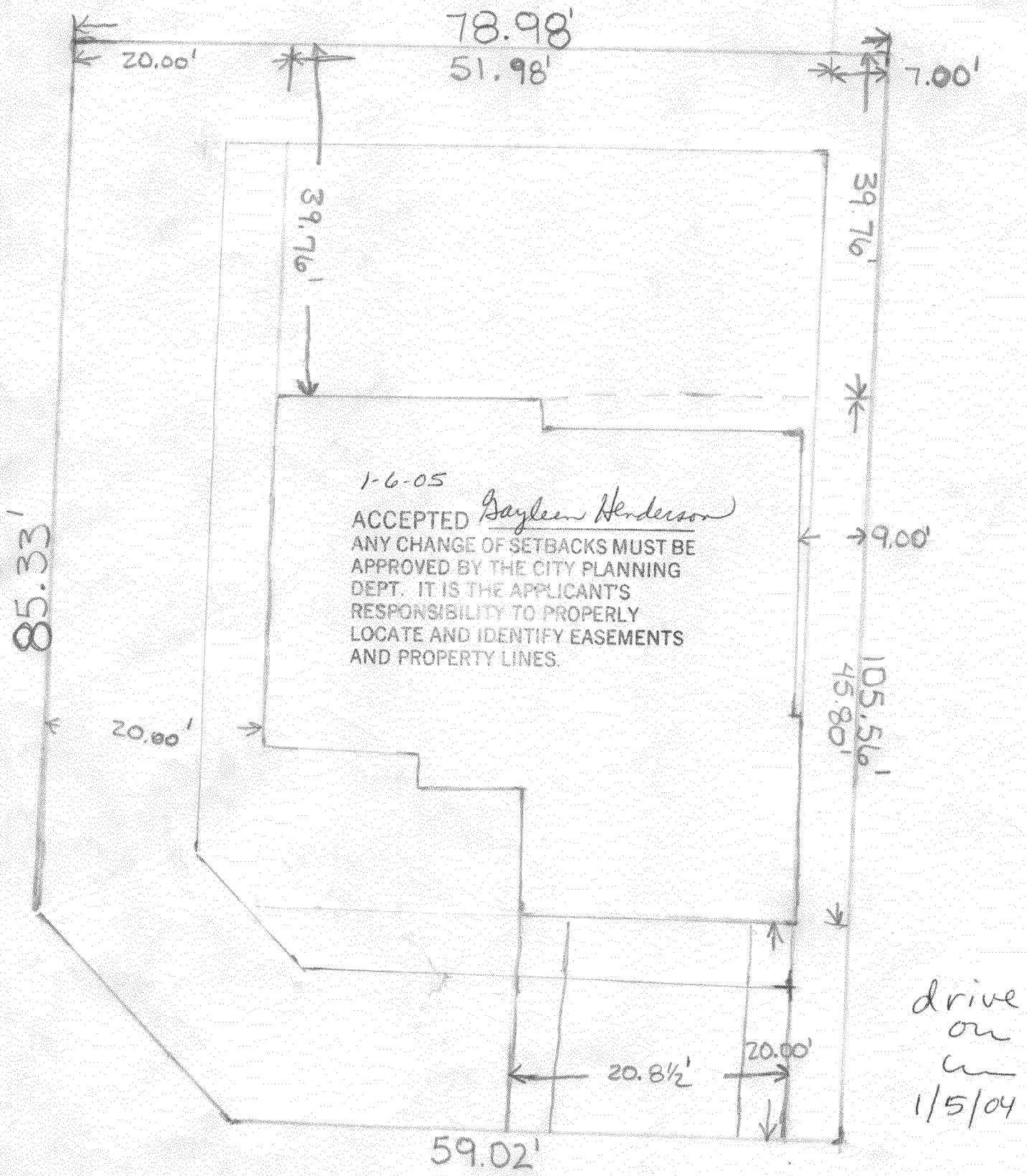
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 1-4-05
 Department Approval [Signature] Date 1-6-05

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>17857</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/6/05</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)



627 King's GLEN LOOP Lot 3 Block 3