

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

1500.00  
per  
PLL

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 628 Kings Glen Loop  
 Parcel No. 2943-043-07-009  
 Subdivision Monarch Glen  
 Filing L Block 3 Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1945  
 Sq. Ft. of Lot / Parcel 9200  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2600  
 Height of Proposed Structure 25

**OWNER INFORMATION:**

Name Terry Morse  
 Address 237 W 1st St.  
 City / State / Zip Palisade CO. 81526

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Tom Heilig  
 Address 237 W 1st Street  
 City / State / Zip Palisade CO. 81526  
 Telephone 201-2371

**\*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 Loop Lane Maximum coverage of lot by structures 50%  
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7' from PL Rear 15' from PL Parking Requirement four off street parking spaces, two of which may be within a garage or carport  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District D Driveway Location Approval [Signature]  
 (Engineer's Initials)

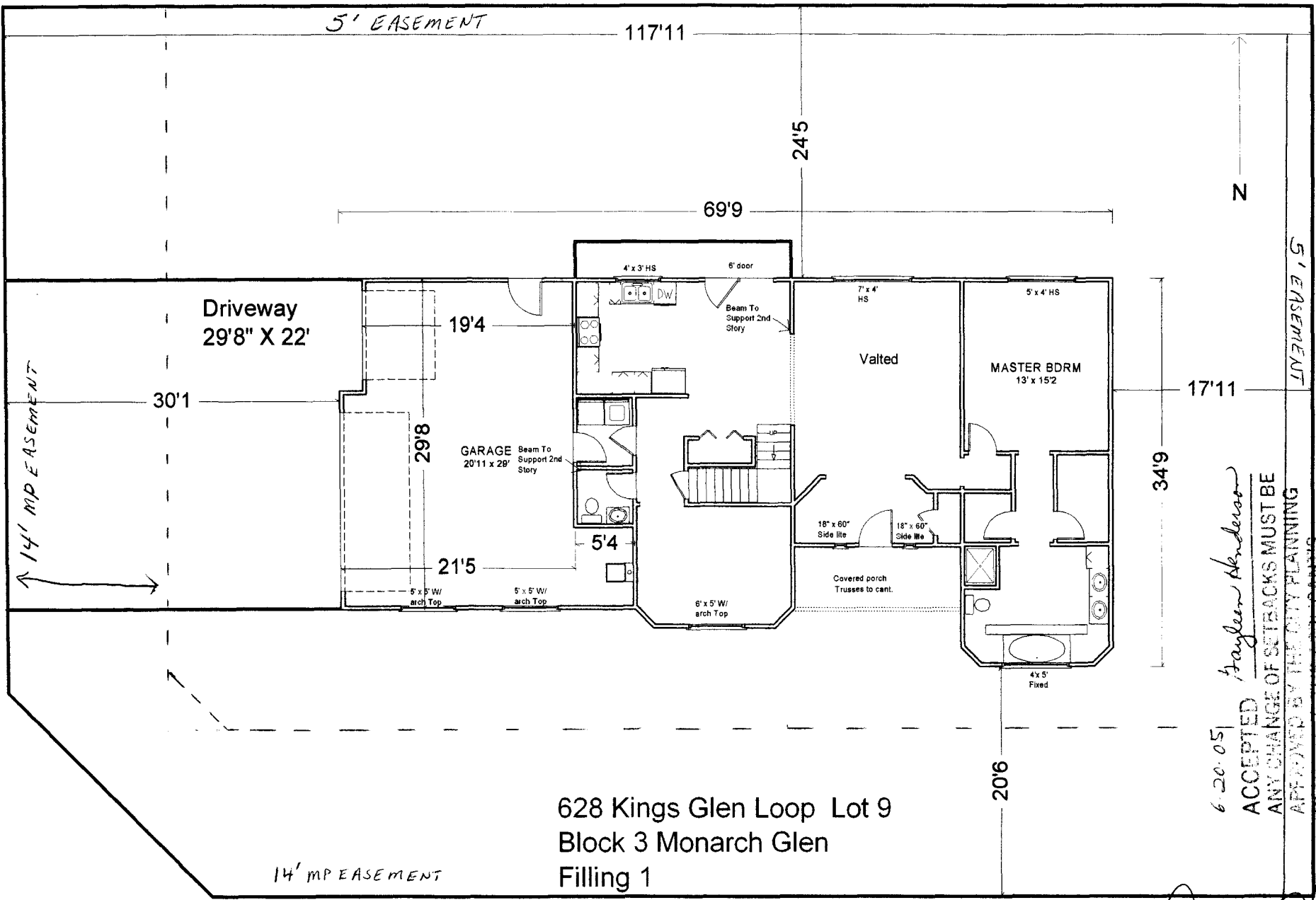
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Thomas Heilig Date 6/14/05  
 Department Approval [Signature] Date 6-20-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18165  
 Utility Accounting [Signature] Date 6/20/05

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)



628 Kings Glen Loop Lot 9  
 Block 3 Monarch Glen  
 Filling 1

6-20-05  
 Accepted  
 Any change of setbacks must be  
 approved by the city planning  
 dept. All the applicants  
 responsibility to properly  
 locate and identify easements  
 and property lines.

*Done OK  
 Paul Downes  
 6-20-05*

14' MP EASEMENT

5' EASEMENT

117'11"

24'5"

69'9"

N

Driveway  
 29'8" X 22'

30'1"

19'4"

29'8"

GARAGE  
 20'11 x 28'

21'5"

5'4"

Vaulted

MASTER BDRM  
 13' x 15'2"

17'11"

34'9"

5' EASEMENT

6' door

4' x 3' HS

7' x 4' HS

Beam To Support 2nd Story

Beam To Support 2nd Story

18" x 60" Side lite

18" x 60" Side lite

Covered porch  
 Trusses to cant.

6' x 5' W/  
 arch Top

5' x 5' W/  
 arch Top

5' x 5' W/  
 arch Top

206

14' MP EASEMENT