

FEE \$ 10.00
 TCP \$ 1,092.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 629 Kings Glen Loop
 Parcel No. 2943-043-67-004
 Subdivision MONARCH GLEN
 Filing 1 Block 3 Lot 4

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1802
 Sq. Ft. of Lot / Parcel 8195
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 30,690
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name INFINITY BUILDERS
 Address 202 NORTH AV PMB #164
GRAND JCT. CO 81501
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name INFINITY BUILDERS
 Address 202 NORTH AV PMB #164
GRAND JCT. CO 81501
 City / State / Zip _____
 Telephone 248-9708

*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 Loop Lane Setbacks</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>30'</u> front loading garage from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u> <u>2 garage or carport</u> <u>4 off street parking</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>RAD</u> (Engineer's Initials)		

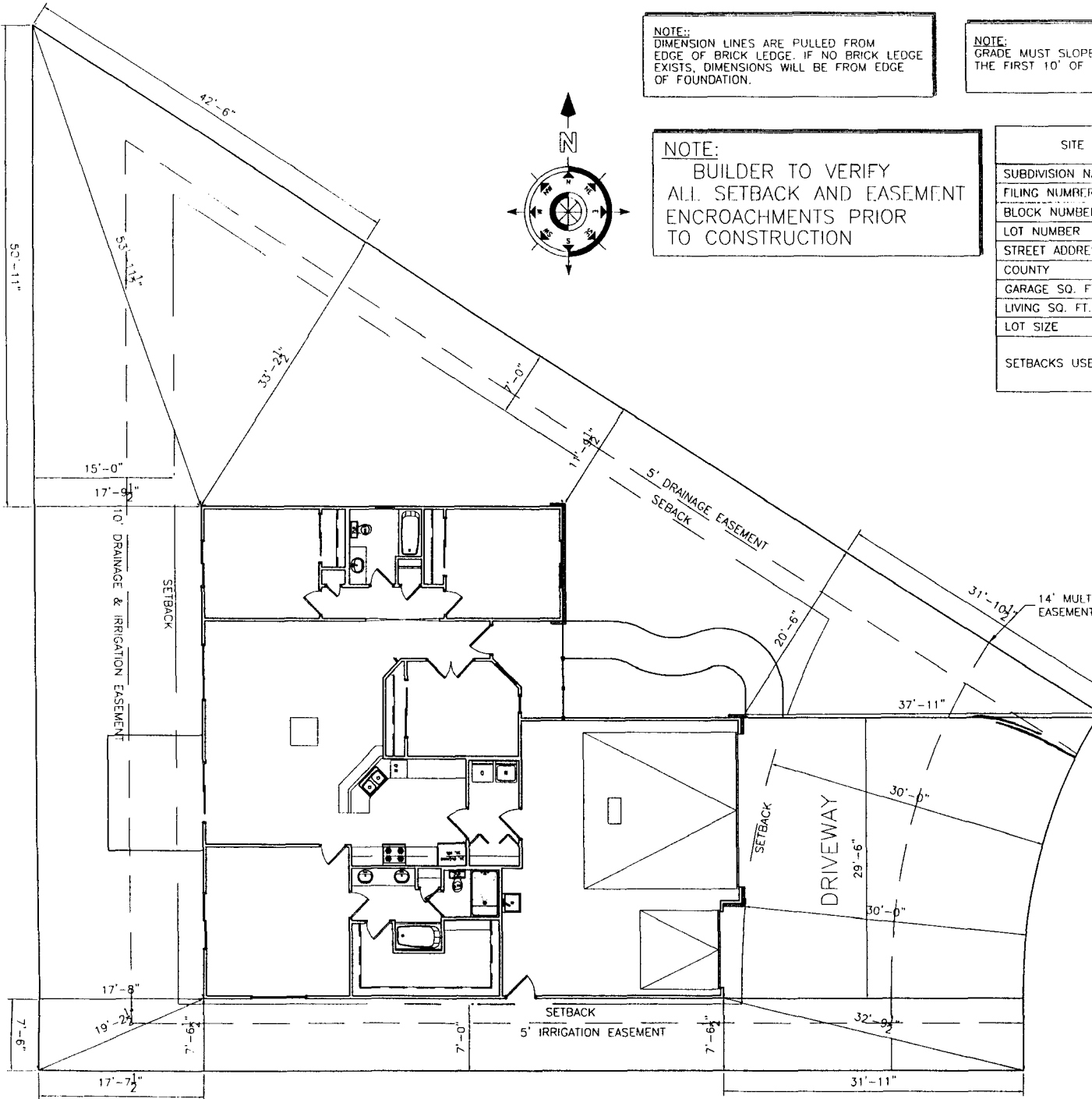
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Melanie Dyk Date 7/28/05
 Department Approval NA Baylen Henderson Date 8-16-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>116830</u>
Utility Accounting <u>McCabe</u> Date <u>8/16/05</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)



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

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	4
STREET ADDRESS	6297 KINGS GLEN LOOP
COUNTY	MESA
GARAGE SQ. FT.	704 SF
LIVING SQ. FT.	1802 SF
LOT SIZE	8195 SF
SETBACKS USED	FRONT 15'
	SIDES 7'
	REAR 15'

8-16-05
 Accepted
 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.

David J. Davis
City Planner
 8-1-05

KINGS GLEN LOOP
 15' MIN

SCALE: 1/16" = 1'-0"