

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

408.00

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

BLDG PERMIT NO. _____

Building Address 631 Kings Glen Loop No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-043-67-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 3 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name INFINITY BUILDERS
202 NORTH AV PMB #164
 Address 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
202 NORTH AV PMB #164
 Address GRAND JCT, CO 81501
 City / State / Zip _____
 Telephone 248-9700

***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%
 15' home
 SETBACKS: Front 30' front loading garage from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 15' from PL Parking Requirement 2 2 garage or carports 4 off street parking
 Maximum Height of Structure(s) 35' Special Conditions Loop Lane setbacks
 Voting District D Driveway Location Approval RAD (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).

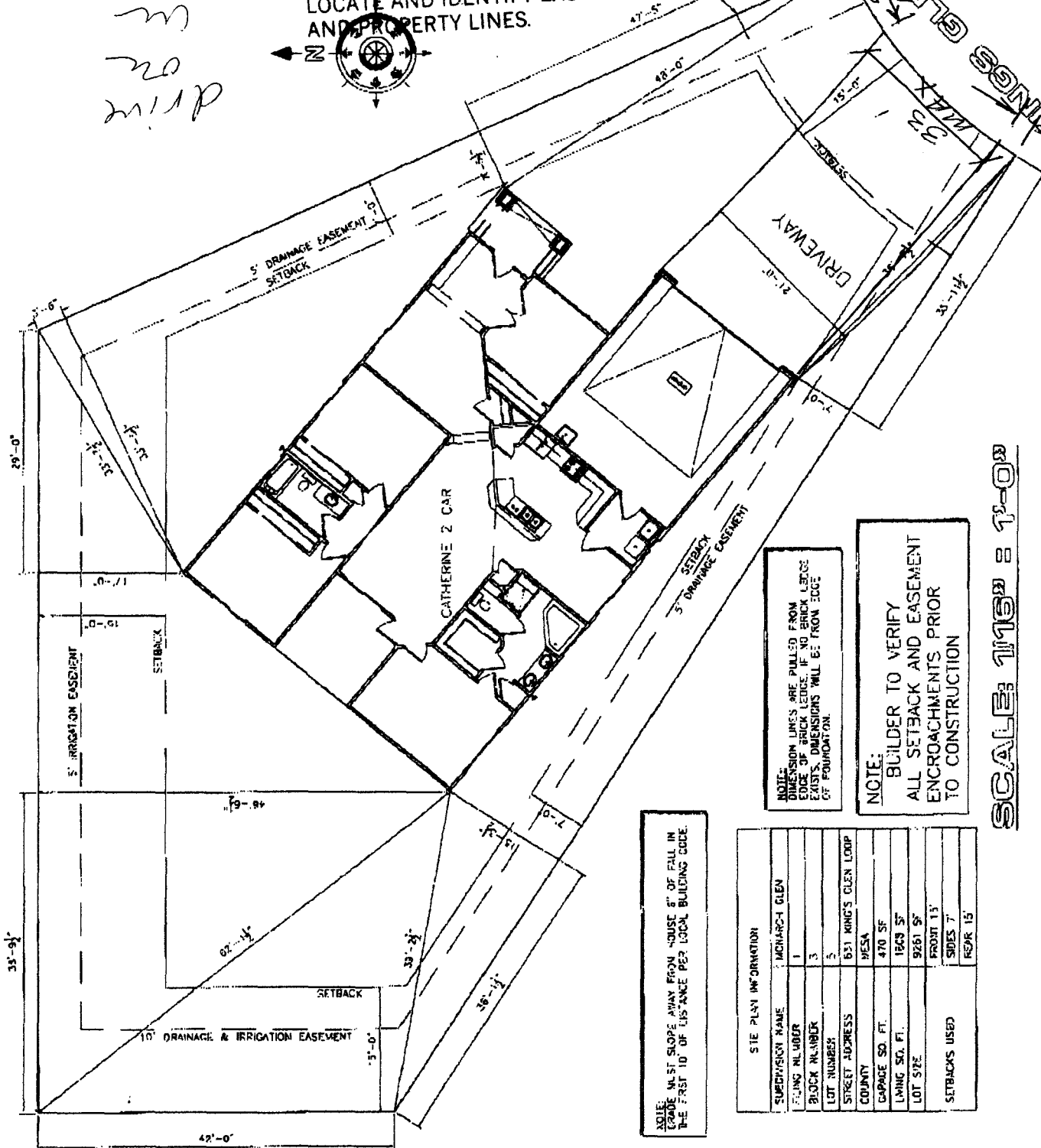
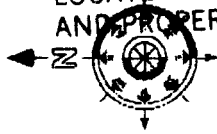
Applicant Signature Melanie D. Koch Date 7-28-05
 Department Approval Bill Usher Diagon Date 10-16/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18467
 Utility Accounting D Overholt Date 10/6/05

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)

50/7/05
m
on
drive

ACCEPTED *Nisha Prager* 10/2/05
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.



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

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

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 1" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
PLANNING NUMBER	1
BLOCK NUMBER	3
LOT NUMBER	5
STREET ADDRESS	631 KING'S GLEN LOOP
COUNTY	MESA
CAPACITE SQ. FT.	470 SF
LIVING SQ. FT.	1849 SF
LOT SIZE	9261 SF
SETBACKS USED	FRONT 13' SIDES 7' REAR 15'

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