

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 632 King Glenloop
 Parcel No. 243-043-67-007
 Subdivision Monarch Glen Sub
 Filing 1 Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1585
 Sq. Ft. of Lot / Parcel 9,792
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2900

OWNER INFORMATION:

Name Just Companies Inc
 Address 2505 Foresight 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 Foresight Cr # A
 City / State / Zip Grand Jct CO 81505
 Telephone 245-9316 (cell 250-7025)

***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 Setbacks Maximum coverage of lot by structures 50%
 15' house 20' front 25' side loaded garage
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 15' from PL Parking Requirement 4 off street parking spaces, two of which may be within a garage or carport
 Maximum Height of Structure(s) 35' Special Conditions Loop Lane Setbacks
 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).

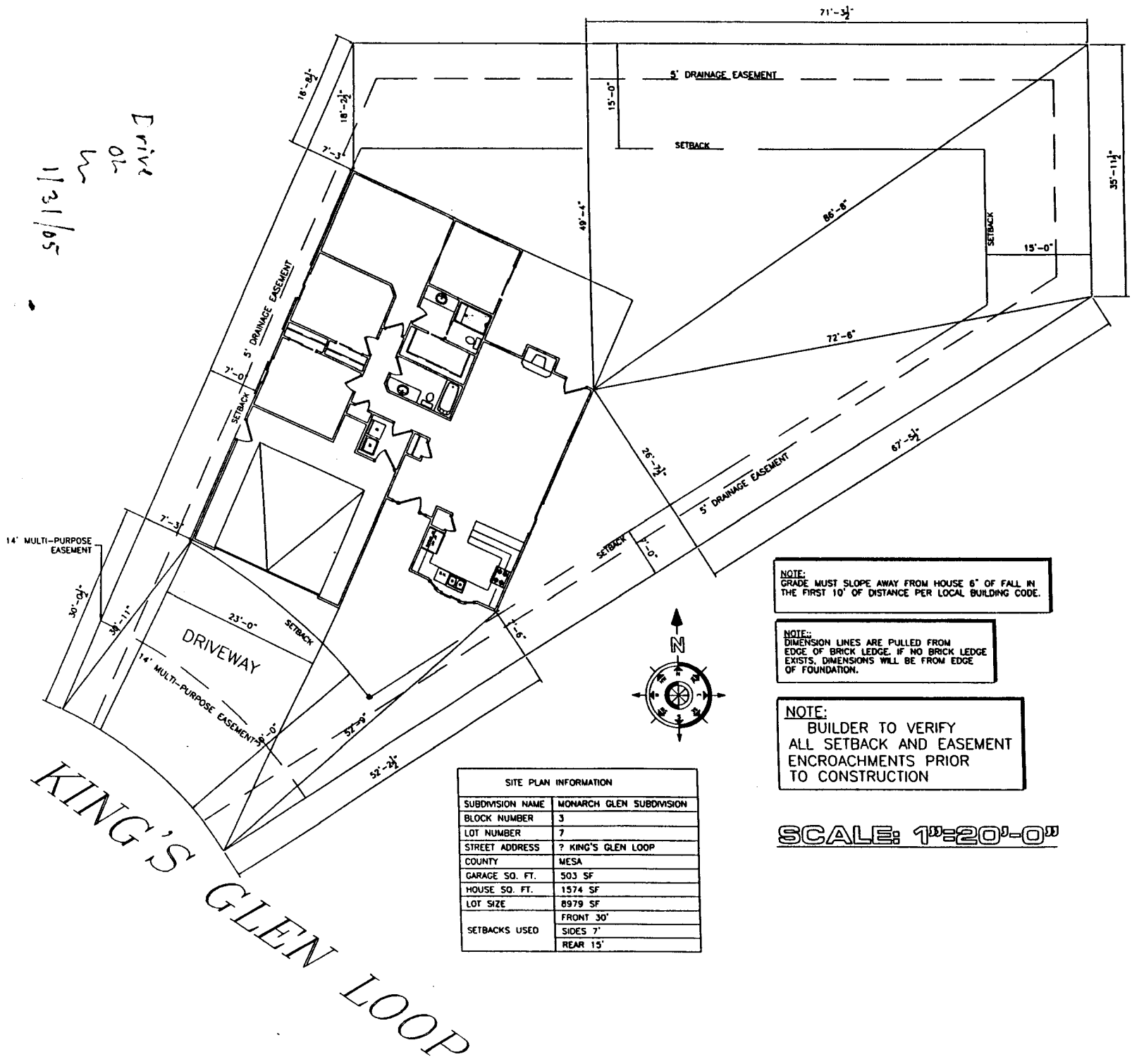
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1/28/05
 Department Approval [Signature] Date 2-10-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17903</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/10/08</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)

Drive
OK
1/31/05



KING'S GLEN LOOP

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN SUBDIVISION
BLOCK NUMBER	3
LOT NUMBER	7
STREET ADDRESS	? KING'S GLEN LOOP
COUNTY	MESA
GARAGE SQ. FT.	503 SF
HOUSE SQ. FT.	1574 SF
LOT SIZE	8979 SF
SETBACKS USED	FRONT 30' SIDES 7' REAR 15'

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

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

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

SCALE: 1"=20'-0"

2-10-05
ACCEPTED
ANY OTHER SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Gayleen Anderson
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