

FEE \$ 10.00  
 TCP \$ ~~1000.00~~  
 SIF \$ 292.00

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

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

Building Address 629 Monarch Glen Loop No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-043-68-008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1802 <sup>2569 Total</sup>  
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel 8613  
 Filing 1 Block 4 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 29.6%  
 Height of Proposed Structure 18'

**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 248-9708

**\*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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 30' garage front loading from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7' from PL Rear 15' from PL Parking Requirement 2 <sup>2 garage or carport</sup> <sub>4 off street parking</sub>  
 Maximum Height of Structure(s) 35' Special Conditions Loop Lane Setbacks  
 Voting District 0 Driveway Location Approval RAD  
 (Engineer's Initials)

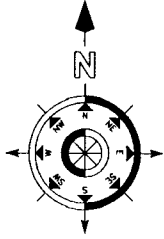
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Dyck Date 7/28/05  
 Department Approval Bill Hayden Herder Date 8-18-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 18341  
 Utility Accounting [Signature] Date 8/18/05

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)



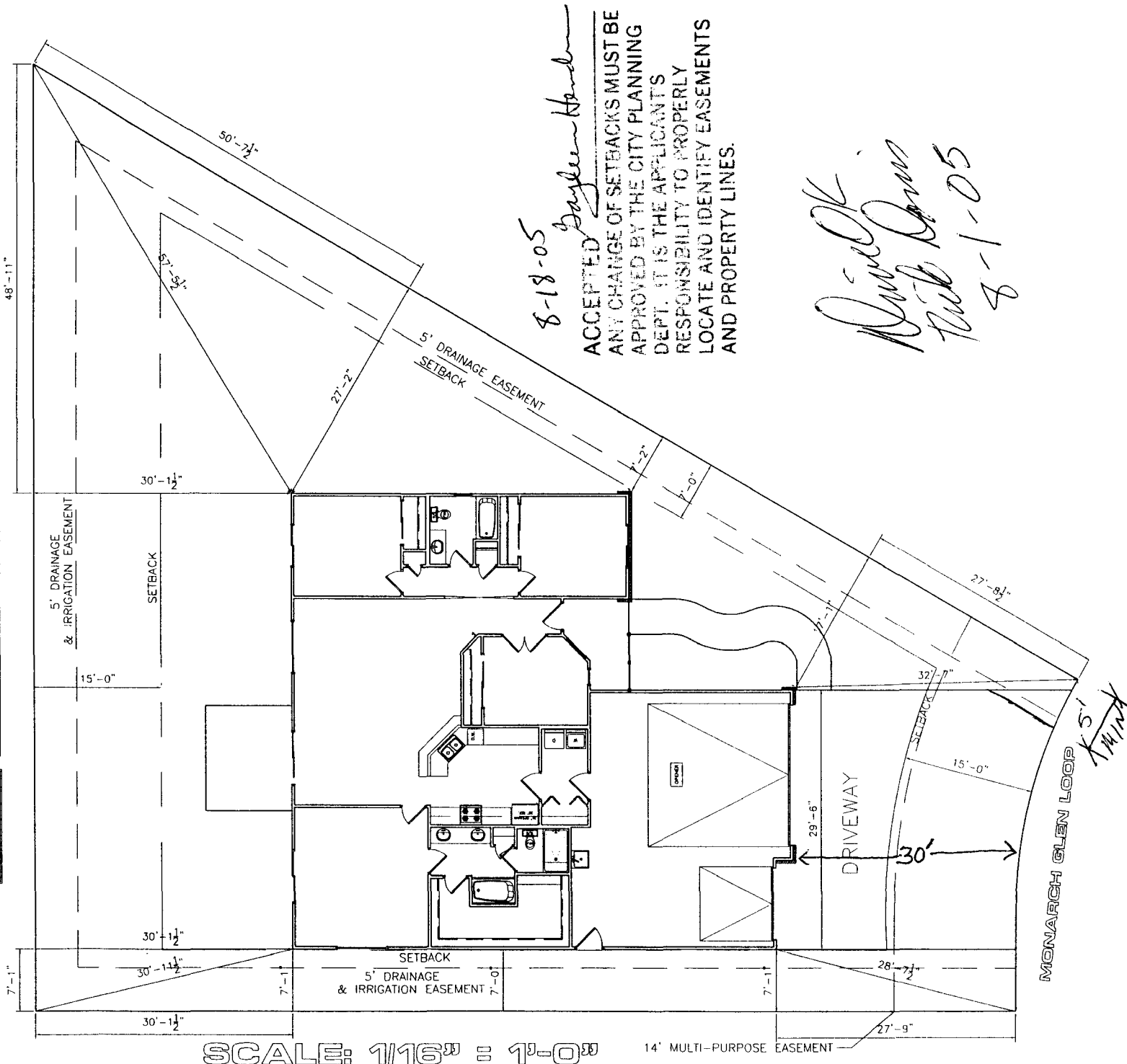
NOTE:  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION

SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	1
LOT NUMBER	8
BLOCK NUMBER	4
STREET ADDRESS	629 ? MONARCH GLEN LOOP
COUNTY	MESA
GARAGE SQ. FT.	704 SF
COVERED ENTRY SQ. FT.	63 SF
COVERED PATIO SQ. FT.	NA
LIVING SQ. FT.	1802 SF
LOT SIZE	8,613 SF
SETBACKS USED	FRONT 15' SIDES 7' REAR 15'

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

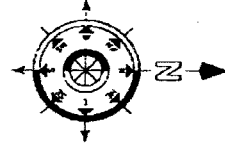


8-18-05  
*Dayleen Hand*  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*David Davis*  
*8-1-05*

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

14' MULTI-PURPOSE EASEMENT



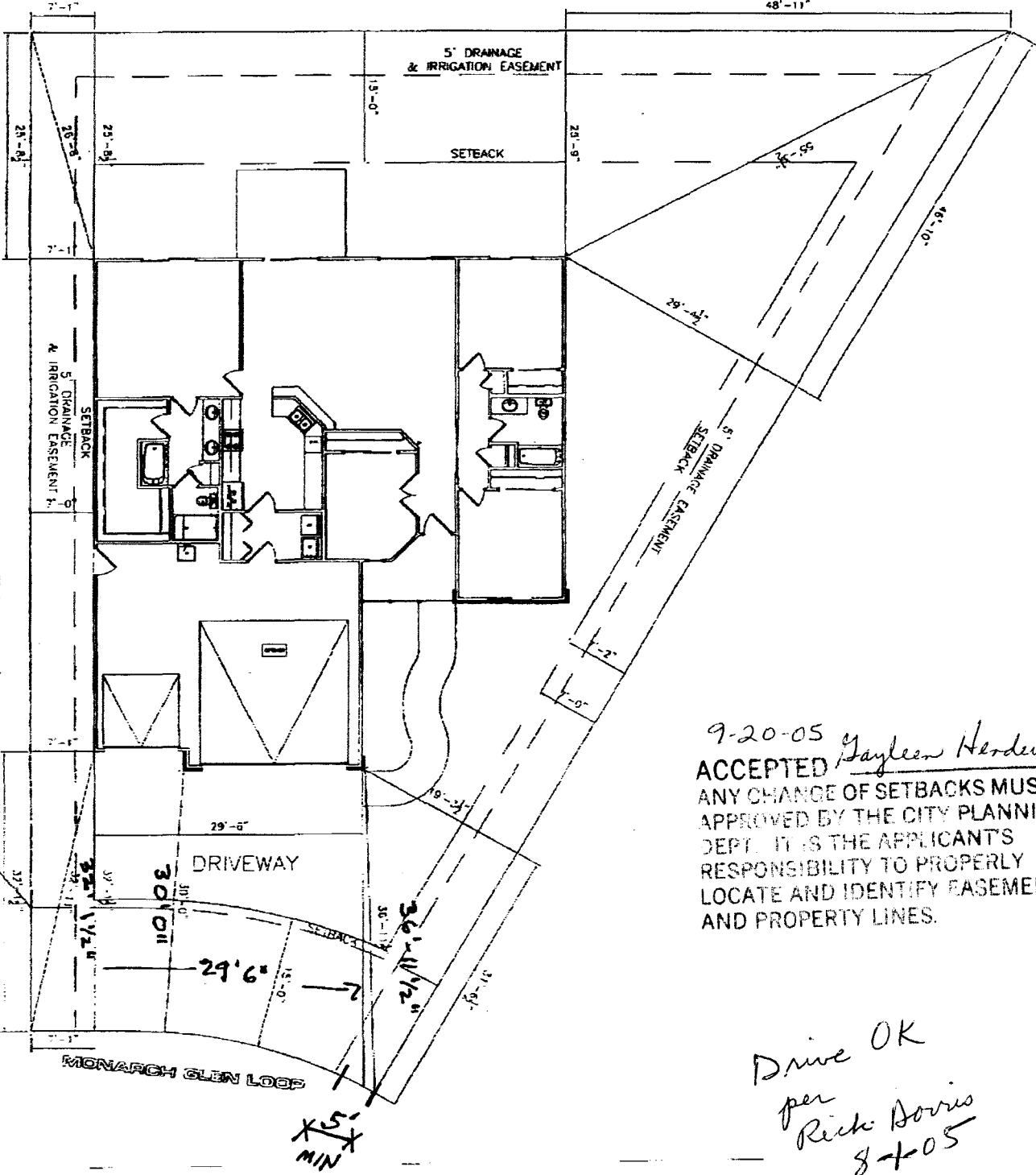
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LOT NUMBER	8
BLOCK NUMBER	4
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COUNTY	MESA
GARAGE SQ. FT.	704 SF
COVERED ENTRY SQ. FT.	43 SF
COVERED PATIO SQ. FT.	NA
LIVING SQ. FT.	1802 SF
LOT SIZE	8,613 SF
SETBACKS USED	FRONT 15' SIDES 7' REAR 15'

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



9-20-05  
 ACCEPTED *Gayleen Henderson*  
 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.

Drive OK  
 per  
 Rick Davis  
 8-1-05

X 5' MIN

SCALE: 1/8" = 1'-0"