

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

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

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

Building Address 633 monarch blenloop  
Parcel No. 2943-043-68-010  
Subdivision Monarch Glen  
Filing 1 Block 4 Lot 10

No. of Existing Bldgs 2 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1502  
Sq. Ft. of Lot / Parcel 8570 IP  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2602  
Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Just Companies, Inc  
Address 2505 Foresight Cir #A  
City / State / Zip Grand Jet Woods

**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 Cir #A  
City / State / Zip Grand Jet Woods  
Telephone 970-245-9316

**\*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 (Special Loop Lane Setbacks) Maximum coverage of lot by structures 50%  
SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
Side 7' from PL Rear 15' from PL Parking Requirement Four off-street parking  
Maximum Height of Structure(s) 35' Special Conditions spaces, two of which may be  
Voting District "D" Driveway Location Approval RAD within a garage or carport  
(Engineer's Initials)

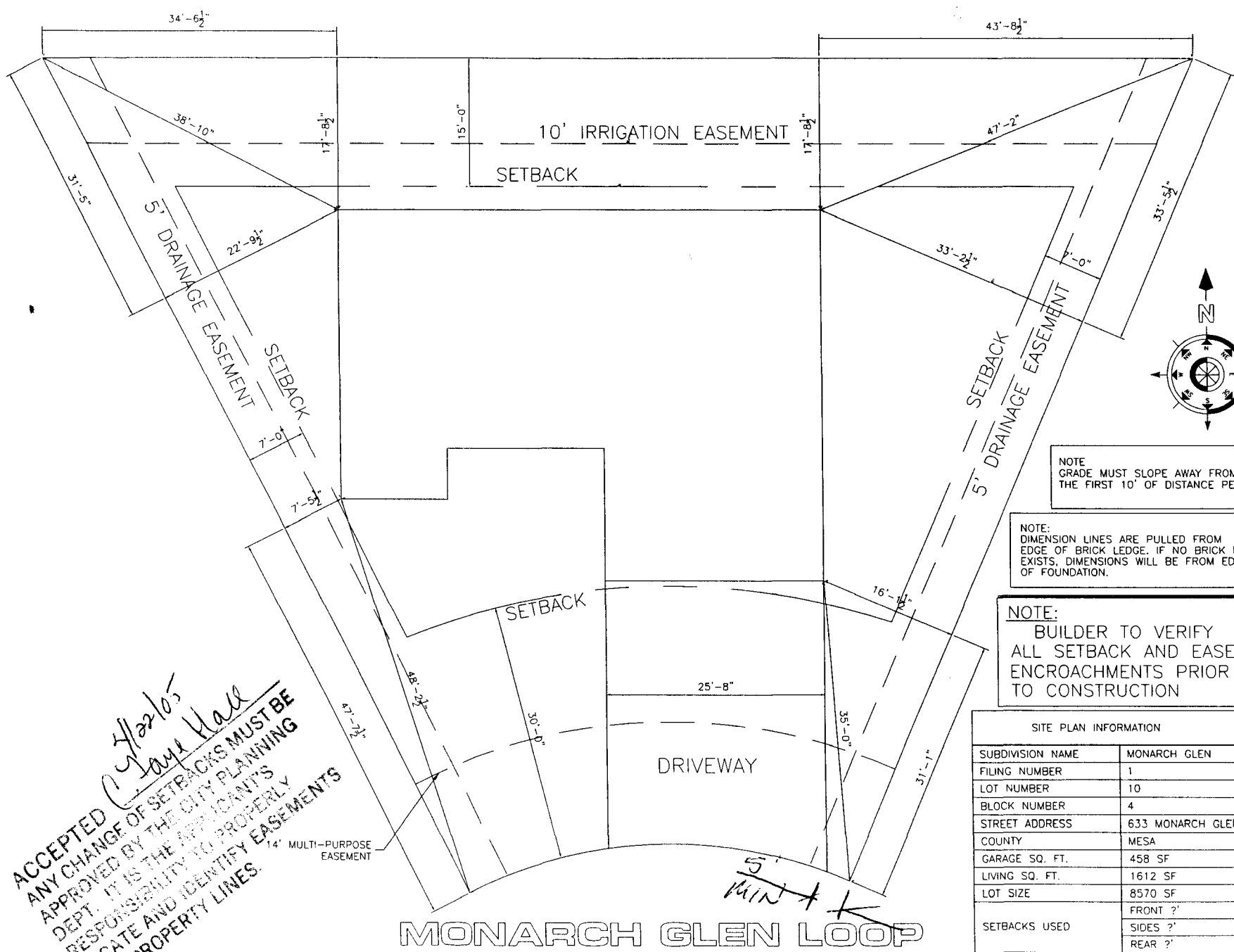
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

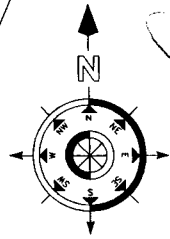
Applicant Signature Just Co Inc by Kathryn M. Jones Date 4/4/05  
Department Approval TH CH Date 4/22/05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>18056</u>
Utility Accounting <u>D Overholt</u>	Date <u>4/22/05</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)



*Done OK*  
*4-5-05*



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

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	1
LOT NUMBER	10
BLOCK NUMBER	4
STREET ADDRESS	633 MONARCH GLEN LOOP
COUNTY	MESA
GARAGE SQ. FT.	458 SF
LIVING SQ. FT.	1612 SF
LOT SIZE	8570 SF
SETBACKS USED	FRONT ?'
	SIDES ?'
	REAR ?'

ACCEPTED *4/22/05*  
*Clayne Hase*  
 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.

MONARCH GLEN LOOP

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