

FEE \$ 10.00
 TCP \$ 1,098.00
 SIF \$ 298.00

408.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 631 Monarch Glen lap No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-043-68-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1808 main 2682 total
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel 9969
 Filing 1 Block 4 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 26.9%
 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 RSF-4 Maximum coverage of lot by structures 50%
 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)

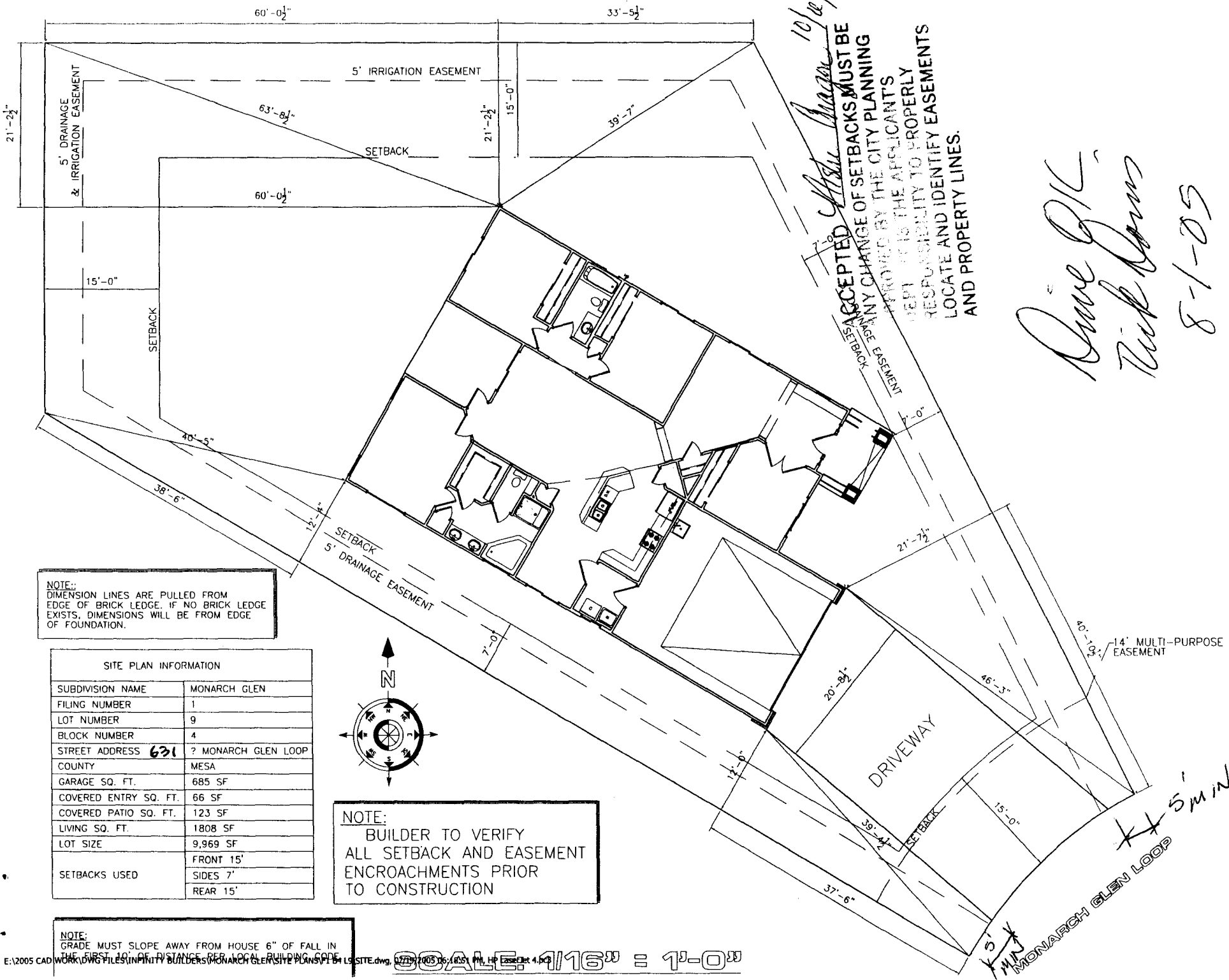
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Megan D. Mohr Date 7-28-05
 Department Approval NA Clay Hall Date 10/6/05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>8466</u>
Utility Accounting	Date <u>10/6/05</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)

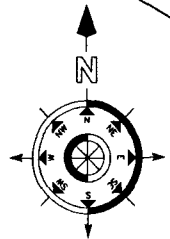


10/18/05
Accepted by City Planning
ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Dave P.K.
Rick Jones
8-1-05

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	9
BLOCK NUMBER	4
STREET ADDRESS	631 ? MONARCH GLEN LOOP
COUNTY	MESA
GARAGE SQ. FT.	685 SF
COVERED ENTRY SQ. FT.	66 SF
COVERED PATIO SQ. FT.	123 SF
LIVING SQ. FT.	1808 SF
LOT SIZE	9,969 SF
SETBACKS USED	FRONT 15' SIDES 7' REAR 15'



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

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN FIRST 9' OF DISTANCE PER LOCAL BUILDING CODE

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