

FEE \$	10.00
TCP \$	1092.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 303 Royal Court
 Parcel No. 2943-043-14-011
 Subdivision Monarch Glen
 Filing 2 Block #2 Lot #11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1624
 Sq. Ft. of Lot / Parcel 819
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5209
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Just Companies dnc
 Address 2525 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 dnc
 Address 2525 Foresight Cr #A
 City / State / Zip Grand Jct CO 81505
 Telephone 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 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval _____
 (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).

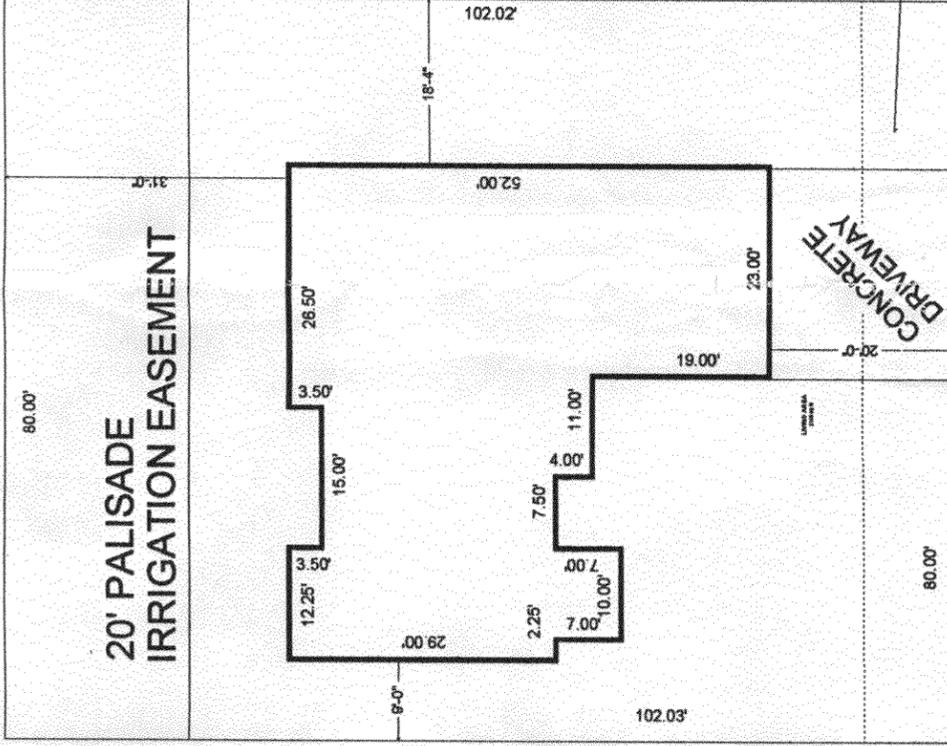
Applicant Signature Just Co dnc by Anthony M. Per Date 7/11/05
 Department Approval NAC Jane Hall Date 7/26/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18288</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/26/05</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)

JUST COMPANIES INC.
 2505 FORESIGHT CIRCLE GRAND JUNCTION COLO. 81505

*Drive
 6/22/05*



*7/20/05
 Clark Hall*
 ACCEPTED
 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.

ROYAL COURT

3008 ROYAL COURT

LOT 11 BLOCK 1 MONARCH GLEN FILING 2

DATE	REVISIONS
6-22-05	
SCALE	1' = 20'