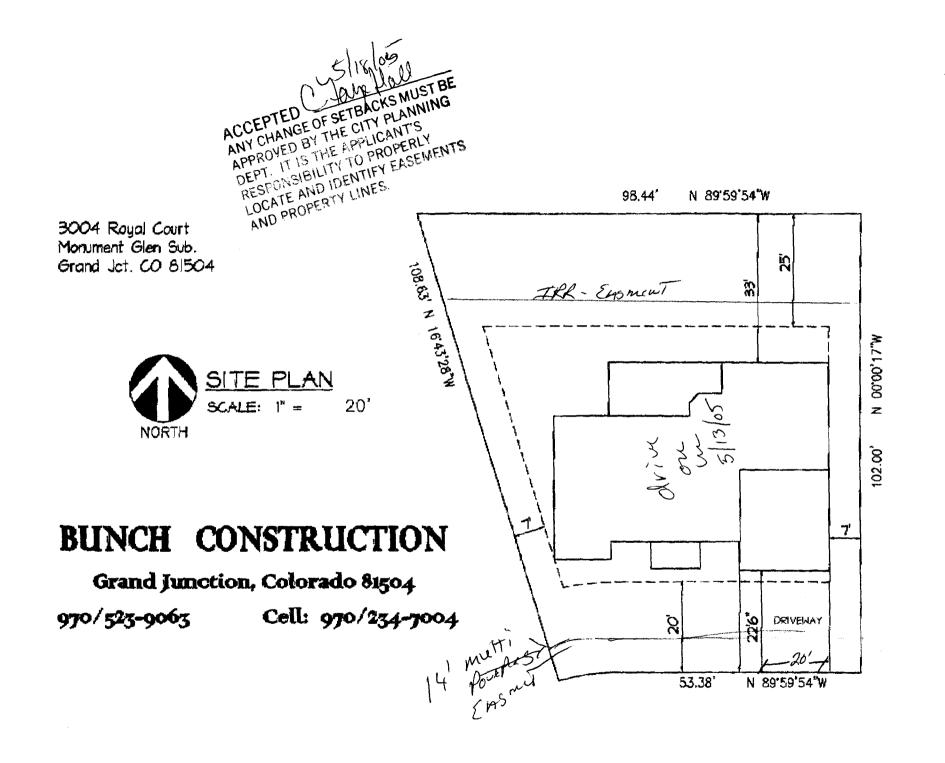
FEE \$ 10.00 PLANNING CLEA	
TCP \$ /, 092.00 (Single Family Residential and A	•
SIF \$ 292.00 Community Development Department	
Building Address 3004 Royal CT	No. of Existing Bldgs No. Proposed
Parcel No. 2943 043 69 001	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision Monarch Glen	Sq. Ft. of Lot / Parcel <u>\$489</u>
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure/9'
Name Bunch Const	DESCRIPTION OF WORK & INTENDED USE:
Address <u>le19</u> AlbANA OCI	Interior Remodel Addition
City/State/Zip GR JIT 6 81504	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name John Runch	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
AddressSAM C	Other (please specify):
City / State / Zip	NOTES:
Telephone	
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.	
	IUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures
SETBACKS: Front	Permanent Foundation Required: YES χ NO
Side 7' from PL Rear 25' from PL	Parking Requirement2
Maximum Height of Structure(s)	Special Conditions
Driveway	
Voting District 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 Date Date Date	
Department Approval All Large Hall Date 5/18/05	
Additional water and/or sewer tap fee(s) are required: YES	NO W/O NO. 8799
Utility Accounting	Date 5/18/05

 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)



MAY-02-05 SUN 13:20 COMPUTER.DRAFT ING.S

-