FEE\$	10.00
TCP\$	408.00
SIE ¢	292 00

(White: Planning)

(Yellow: Customer)

## PLANNING CLEARANCE (1)

BLDG	PERMIT I	NO.	

(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

**Community Development Department** 

Building Address 3008 Royal Court	No. of Existing Bldgs No. Proposed
Parcel No. 2943-043-011	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1624
Subdivision Monach Glom	Sq. Ft. of Lot / Parcel
Filling Block Lot L	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	(1014)
Name Just Companies duc	DESCRIPTION OF WORK & INTENDED USE:
Address 2505 Foresign Or#A	New Single Family Home (*check type below) Interior Remodel Addition
City / State / Zip Grand Ad CURSON	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Just Companies Inc	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address 2505 Foresich Crth	Office (please specify)
City/State/Zip Grand Job Co 81505	NOTES:
Telephone 245-9316	
	cisting & proposed structure location(s), parking, setbacks to all
property lines, ingress/egress to the property, driveway locatio	n & width & all easements & rights-of-way which abut the parcel.
	n & width & all easements & rights-of-way which abut the parcel.  MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMM	MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMM	MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM  ZONE  SETBACKS: Front from property line (PL)	MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM  ZONE SETBACKS: Front Office from property line (PL)  Side From PL Rear Strom PL	MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM  ZONE	MUNITY DEVELOPMENT DEPARTMENT STAFF  Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY COMM  ZONE  SETBACKS: Front  from PL  Rear  from PL  Maximum Height of Structure(s)  Driveway Location Approval  (Engineer's Initials)  Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not pecessarily be limited to not	Maximum coverage of lot by structures
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THIS SECTION TO BE COMPLETED BY COMM  ZONE	Maximum coverage of lot by structures 5000  Permanent Foundation Required: YES NO Parking Requirement 2  Special Conditions  in writing, by the Community Development Department. The ntil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code).  information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s).  Date 124/05
THIS SECTION TO BE COMPLETED BY COMM  ZONE	Maximum coverage of lot by structures 50%  Permanent Foundation Required: YES NO Parking Requirement 2  Special Conditions Special Conditions Development Department. The Intil a final inspection has been completed and a Certificate of partment (Section 305, Uniform Building Code).  Information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal in-use of the building(s).  Date 124/05

(Pink: Building Department)



## GENERAL NOTES

\* FINISH GRADE AROUND FOUNDATION WILL SLOPE DOWN AND AWAY FROM CONC. A MIN. OF 6" IN 10' AND 2% THERE AFTER. \*\* CONTRACTOR TO VERIFY SETBACKS AND EASEMENT ENCROACHMENTS PRIOR TO STARTING PROJECT.

## **LEGEND**

O PROPERTY CORNER

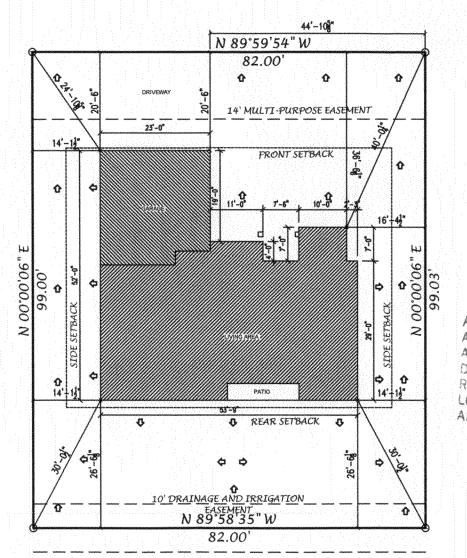
--- BUILDING ENVELOPE

W

---- EASEMENTS

## **BUILDING SETBACKS**

FRONT YARD = 20' REAR YARD = 25' SIDE YARD = 7' ROYAL COURT



MONARCH
GLEN
FILING 2
BLOCK 2
LOT 11
3013 Rayal &

ACCEPTED Jay Holl

ANY CHANGE OF SETBACKS MUST

APPROVED BY THE CITY PLANNIN

DEPT. IT IS THE APPLICANT'S

RESPONSIBILITY TO PROPERLY

LOCATE AND IDENTIFY EASEMENT

AND PROPERTY LINES.