

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 3015 Royal Court

No. of Existing Bldgs — No. Proposed 1

Parcel No. 2943-049-74-010

Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2584

Subdivision Monarch Glen

Sq. Ft. of Lot / Parcel 8941

Filing 2 Block 2 Lot 10

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Randy Scott

Height of Proposed Structure 22 FT

Address 772 Glen Ct #10

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip GJ CO 81506

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name owner

*TYPE OF HOME PROPOSED:

Address _____

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip _____

NOTES: _____

Telephone 216-5189 or 250-1068

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 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 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).

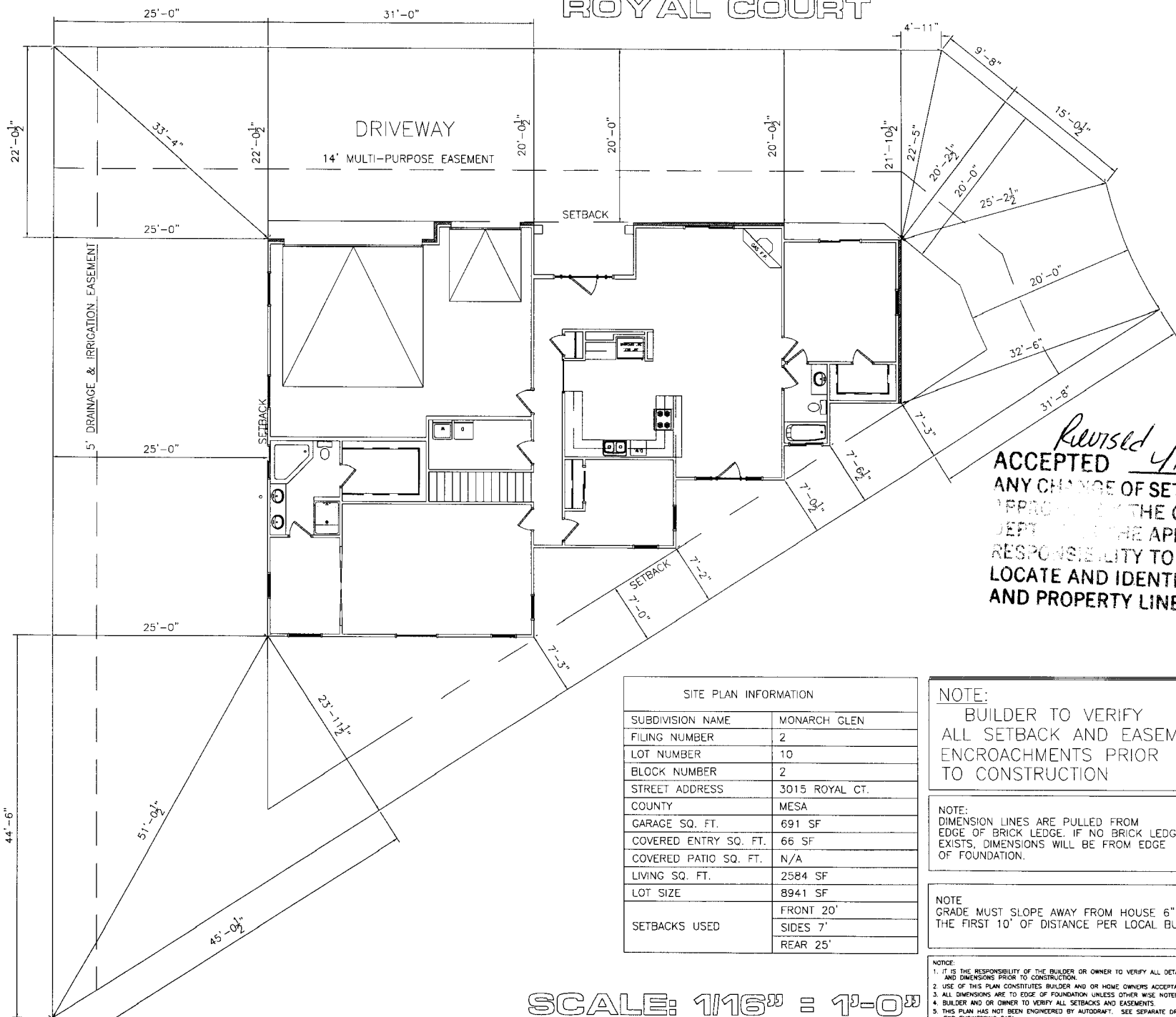
Applicant Signature Melanie D. Mohr Date 10/31/05

Department Approval St. Bayleen Henderson Date 11-8-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>18548</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/9/05</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)

ROYAL COURT



Revised Ashli Aragon 11/21/05
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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	2
LOT NUMBER	10
BLOCK NUMBER	2
STREET ADDRESS	3015 ROYAL CT.
COUNTY	MESA
GARAGE SQ. FT.	691 SF
COVERED ENTRY SQ. FT.	66 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	2584 SF
LOT SIZE	8941 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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