

FEE \$ 10.00
 TCP \$ ~~400.00~~ 400.00
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 3017 Royal Court
 Parcel No. 2943-043-74-009
 Subdivision Monarch Glen
 Filing 2 Block 2 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 7807
 Sq. Ft. of Lot / Parcel 9,637 | Liv-1832
Gar-470
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2202
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name Infinity Builders
 Address 202 North Ave #164
 City / State / Zip Grand Jct, CO, 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Aaron Anelowski
 Address 453 Topaz Dr #C
 City / State / Zip Clifton CO 81520
 Telephone 970-216-7343

***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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u> Driveway Location Approval <u>UA</u> (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 [Signature] Date 9-8-2005

Department Approval NA Kathleen M. [Signature] Date 10-17-05

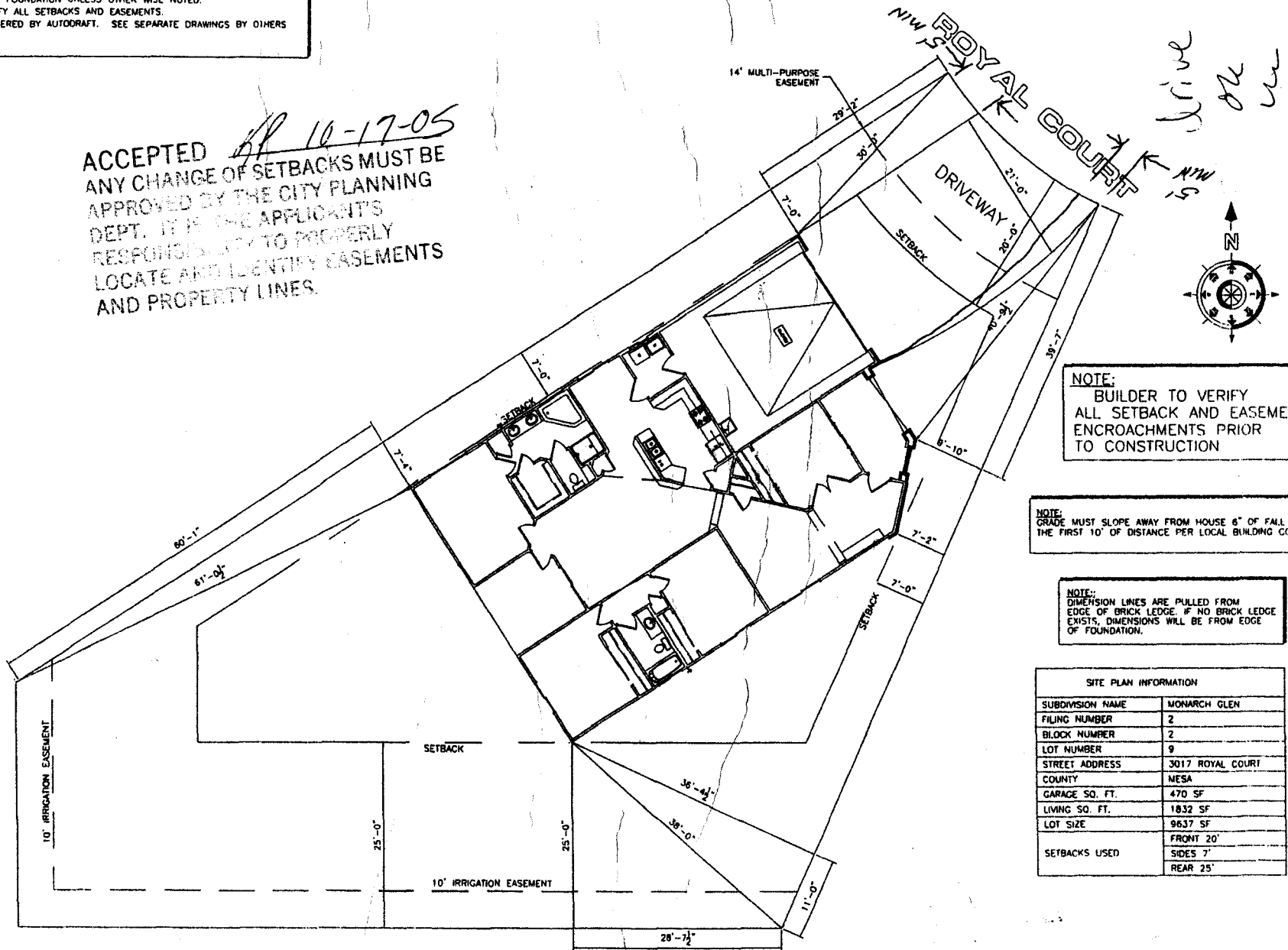
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18492</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/17/05</u>

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)

BY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 1 TO CONSTRUCTION.
 2 INSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3 EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4 R TO VERIFY ALL SETBACKS AND EASEMENTS.
 5 EN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

3017 Royal Court

ACCEPTED *HP 10-17-05*
 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.



Drive ok see 9/13/05

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

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

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	2
BLOCK NUMBER	2
LOT NUMBER	9
STREET ADDRESS	3017 ROYAL COURT
COUNTY	MESA
GARAGE SQ. FT.	470 SF
LIVING SQ. FT.	1832 SF
LOT SIZE	9637 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1" = 20'-0"