

FEE \$ 10. ⁰⁰ / ₁₀₀
TCP \$ 1539. ⁰⁰ / ₁₀₀
SIF \$ 460. ⁰⁰ / ₁₀₀

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 628 Monarch Glen Loop No. of Existing Bldgs 00 No. Proposed 1
 Parcel No. 2943-043-68-013 Sq. Ft. of Existing Bldgs 00 Sq. Ft. Proposed 2812 2-story
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel 8631 SQ. FT.
 Filing 1 Block 4 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2037
 Height of Proposed Structure 26' 43/8"

OWNER INFORMATION:

Name Starwood Const. Inc.
 Address 968 Kayenta Way
 City / State / Zip Fruita Co. 81521

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Kerry Hanke
 Address 968 Kayenta Way
 City / State / Zip Fruita Co. 81521
 Telephone 970-858 0576

*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>20</u>	<u>15 from Milburn Dr.</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____	
Side <u>7</u> from PL	Rear <u>25 25</u> from PL	Parking Requirement <u>2</u>	
Maximum Height of Structure(s) <u>35</u>		Special Conditions <u>Loop lane.</u>	
Voting District _____	Driveway Location Approval <u>RAD</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).

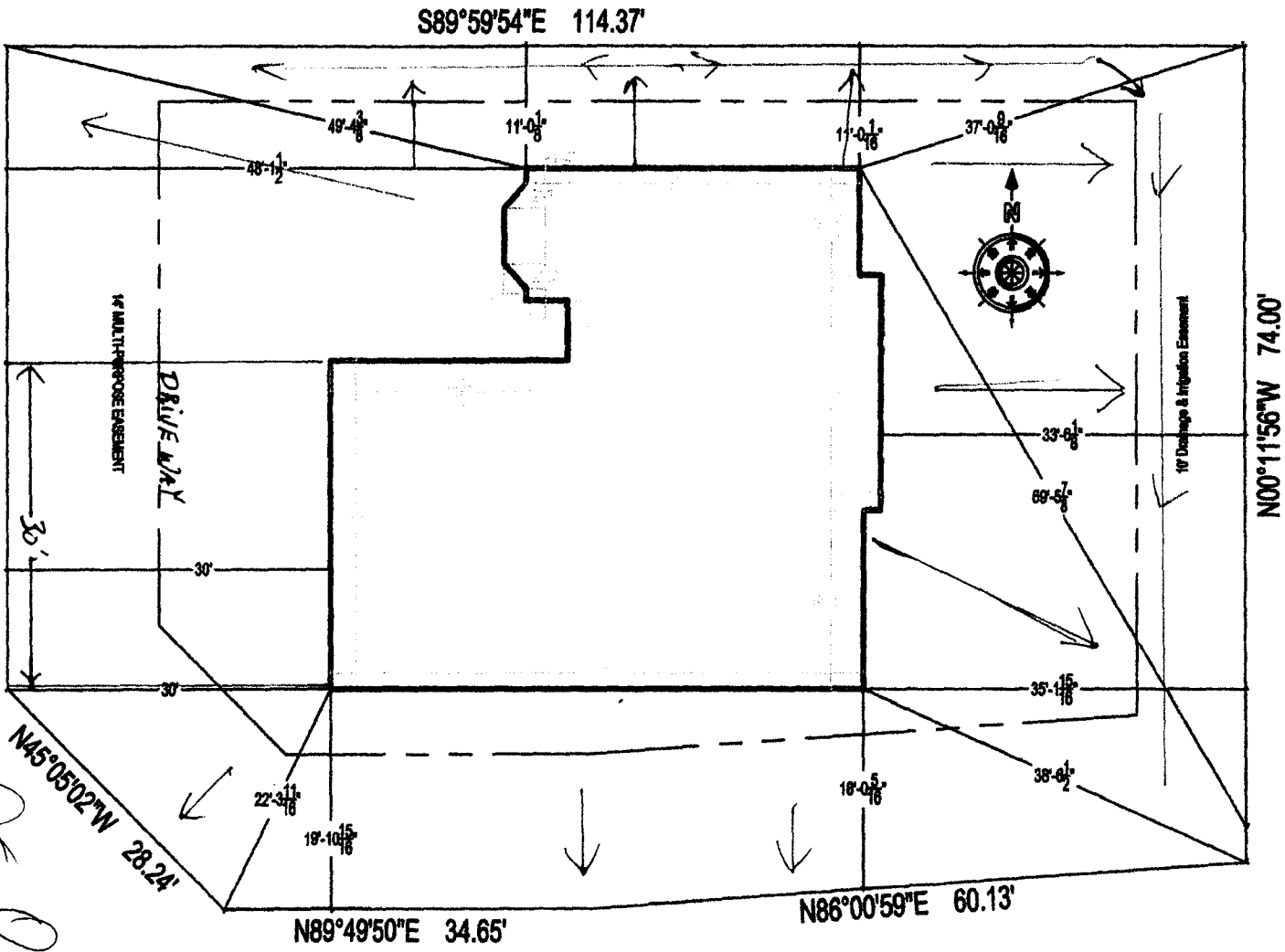
Applicant Signature Kerry Hanke Date 10-23-06
 Department Approval [Signature] Date 10/23/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>19602</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/23/06</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)

ACCEPTED
 ANY FUTURE WORK MUST BE
 SPECIFICALLY APPROVED BY THE
 DESIGNER. ANY CHANGES
 REQUIRED SHALL BE MADE
 LOGGERS AND INSTRUMENTS
 AND PRINTED

Justin Crager



MONARCH GLEN LOOP

Justin Crager
 10-23-06

628 MONARCH GLEN LOOP LOT 13 BK 4

MILBURN DRIVE

→ DRAINAGE



628 Monarch Glen Loop Site Plan

Ken & Kathy Singer



Revisions

ADT

9/27/06

9/27/06

1/16" = 1'

Site Plan

A1