

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 632 Monarch Glen Loop No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-043-68-011 Sq. Ft. of Existing Bldgs 1807 Sq. Ft. Proposed 64

Subdivision Monarch Glen Sq. Ft. of Lot / Parcel _____

Filing _____ Block 4 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Gina Suzanne Lay

Address 632 Monarch Glen Loop

City / State / Zip GJ, CO 81504

Height of Proposed Structure 8 feet

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): shed

APPLICANT INFORMATION:

Name Same

Address _____

City / State / Zip _____

Telephone 970-523-0467

***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 RSF-4 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X

Side 3' from PL Rear 5' from PL Parking Requirement 2

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District _____ Driveway 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).

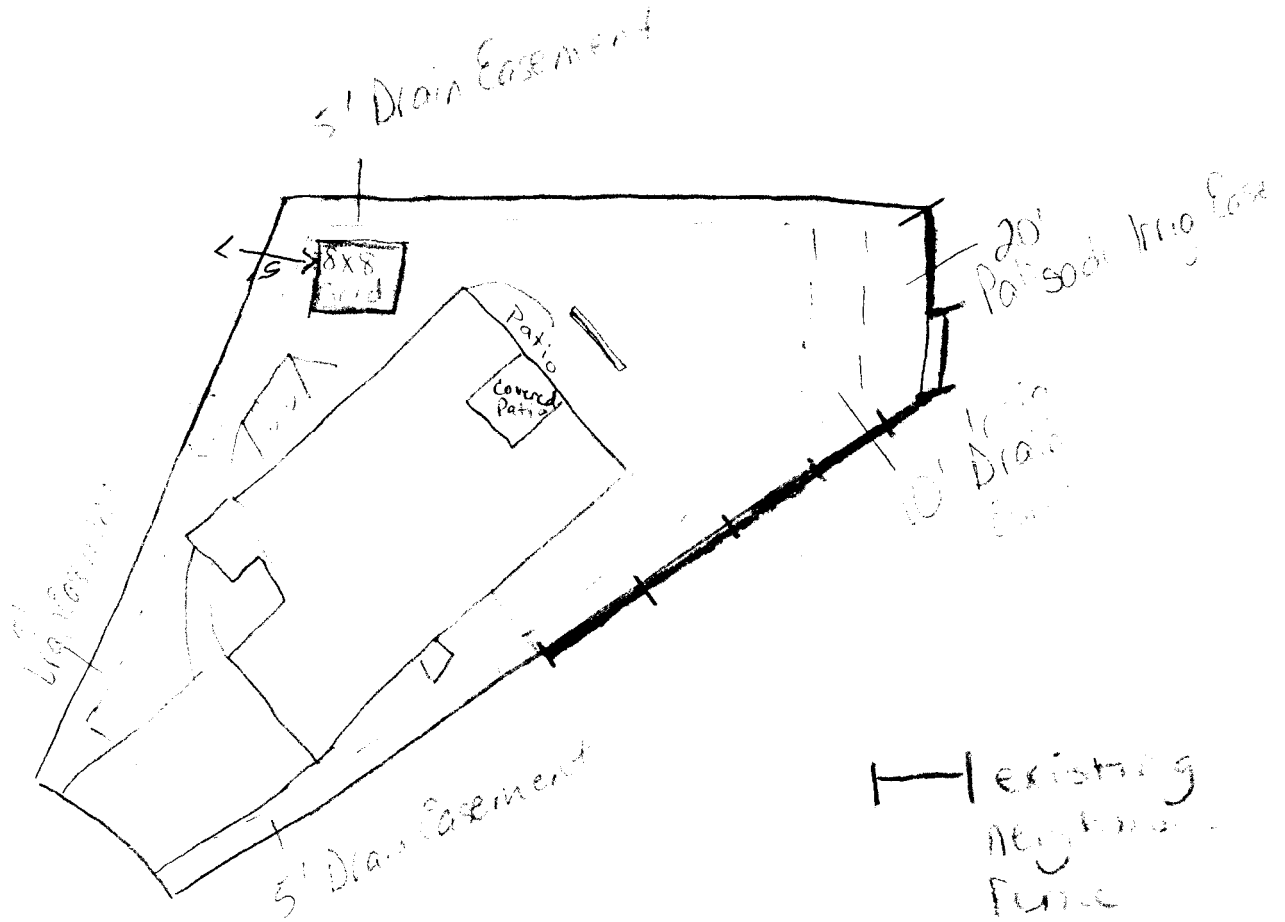
Applicant Signature Gina Suzanne Lay Date 8/11/06

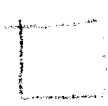
Department Approval [Signature] Date 8/11/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8/11/06</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)

Lot - 632 Monarch Glen Loop - 523-0467



 Proposed outdoor bldg
 (Mor Storage "Senior")
 8'x8'x8' high
 Painted same color as house

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

6ft high,
 wooden privacy
 fence w/gates
 on each side

8/11/08