

FEE \$ <u>10.00</u>
TCP \$ <u>447.00</u>
SIF \$ <u>460.00</u>

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 627 Monarch Glen Loop No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-043-68-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1919  
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel 8568  
 Filing 1 Block 4 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**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 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>30'</u> <i>front loading garage</i> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u> <i>Garage or carport + 4 off street parking</i>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Loop Lane setbacks</u>
Voting District <u>"D"</u> Driveway Location Approval <u>CC</u> <small>(Engineer's Initials)</small>	_____

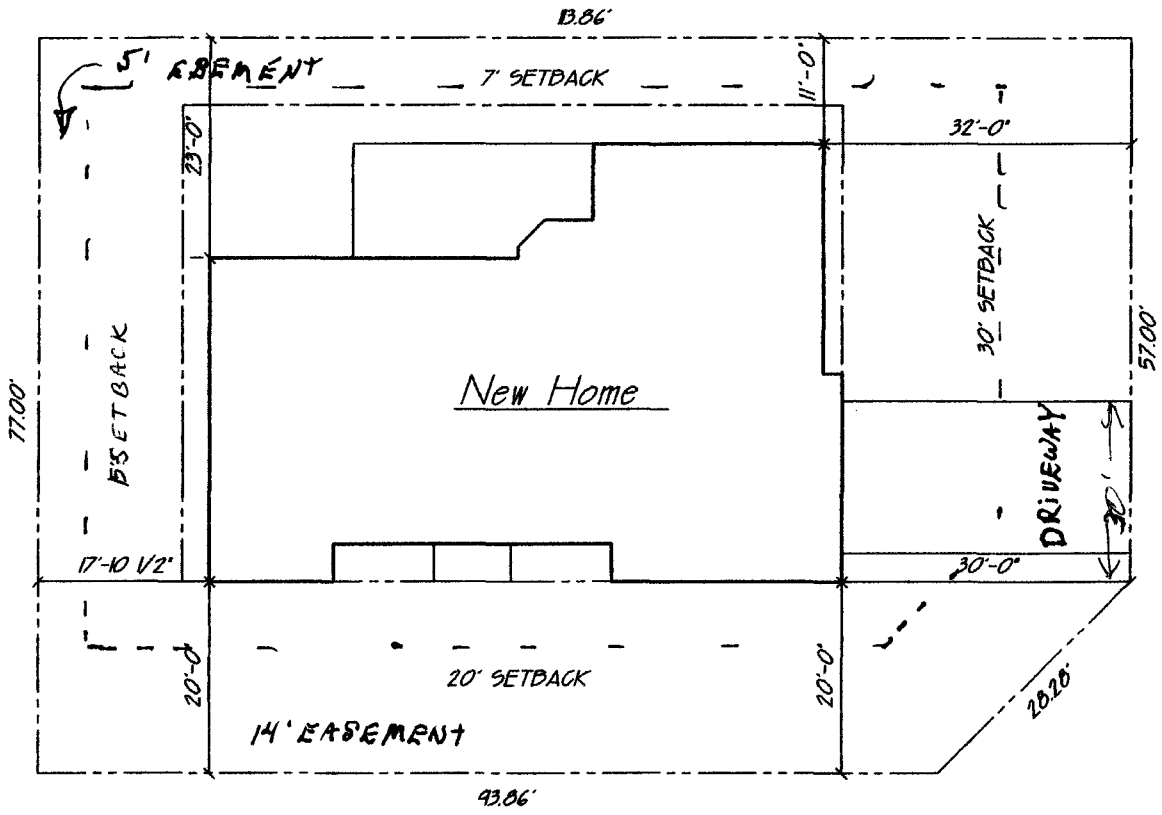
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 9/29/06  
 Department Approval [Signature] Date 9/27/06

Additional water and/or sewer tap fee(s) are required: <input checked="" type="radio"/> YES <input type="radio"/> NO	W/O No. <u>19525</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/29/06</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)



drive on  
 on  
 9/27/04  
 Monarch Glen Loop

Milburn Drive  
 N  
 SCALE: 1" = 20.00'

627 Monarch Glen Loop  
Monarch Glen Subdivision  
Grand Junction, Co.

ACCEPTED *Julia A. Rea* 9/27/06  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. PLEASE REFER TO THE RECORD MAPS TO VERIFY LOT LINES AND EASEMENTS AND PROPERTY LINES.