

FEE \$ 16⁰⁰
 TCP \$ None
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

447 (Single Family Residential and Accessory Structures)

Community Development Department

REGAL GLEN CT

Building Address 3014 Regal Glen Ct.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-043-UG-005

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2271.29

Subdivision Monarch Glen

Sq. Ft. of Lot / Parcel 9403

Filing 1 Block 4 Lot 5

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2413

OWNER INFORMATION:

Height of Proposed Structure 27ft

Name Paul Weiland

DESCRIPTION OF WORK & INTENDED USE:

Address 999 Crown Ct.

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

City / State / Zip GJ CO 81505

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name _____

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

Address [Signature]

City / State / Zip _____

NOTES: _____

Telephone 234-5100 cell 245-1607

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 5090

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

Special Conditions _____

Voting District 0 Driveway Location Approval RAD
 (Engineer's Initials)

MAR 22 2006
 PATT
 TB

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 _____

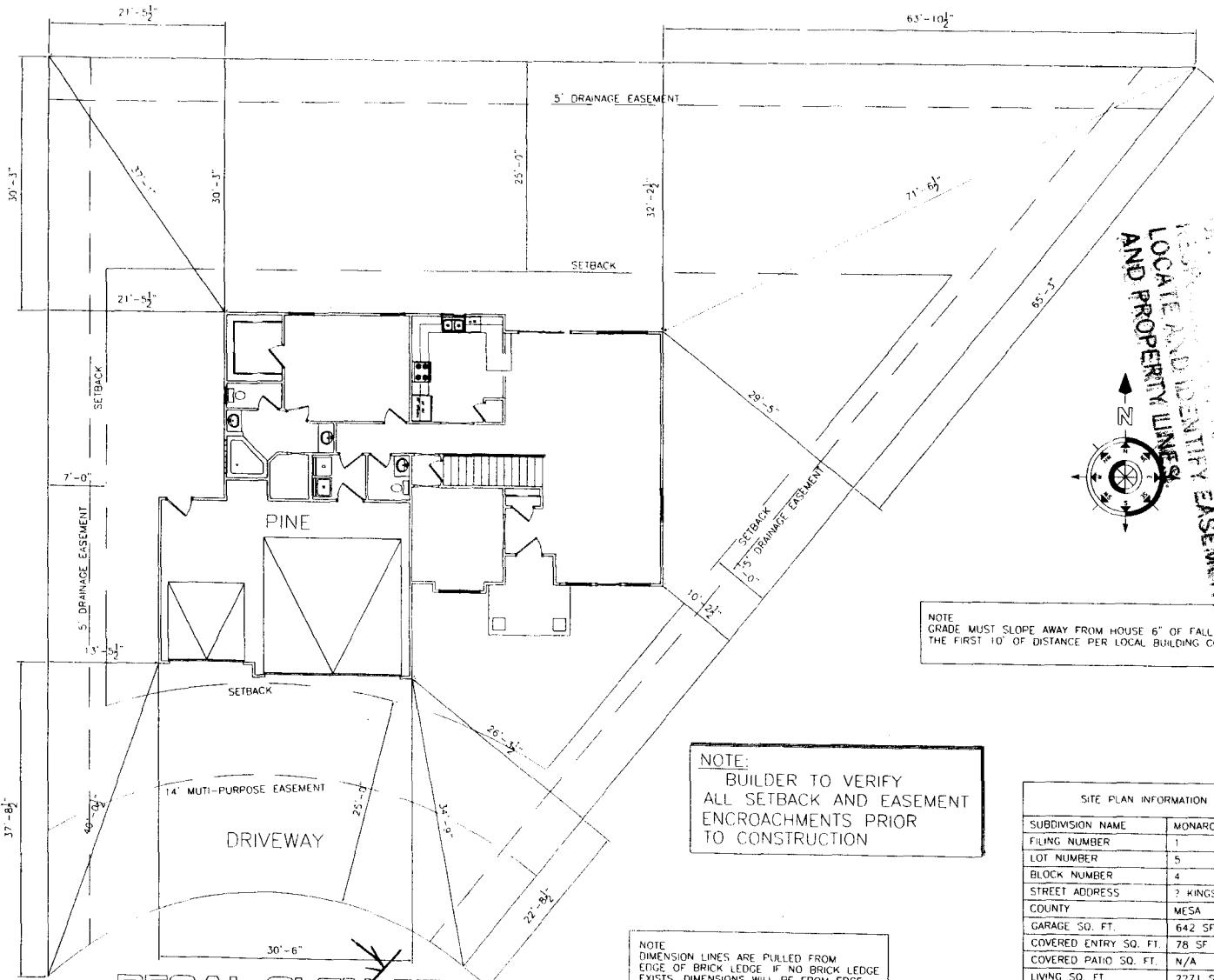
Department Approval NAC [Signature] Date 3/22/06

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 18934

Utility Accounting [Signature] Date 3/22/06

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)

2014 Regal Glen Ct



ACCEPTED IN FULL
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT
 VERIFY
 RE-LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES
 3/22/08
 [Signature]



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

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	1
LOT NUMBER	5
BLOCK NUMBER	4
STREET ADDRESS	7 KINGS GLEN LOOP
COUNTY	MESA
GARAGE SQ. FT.	642 SF
COVERED ENTRY SQ. FT.	78 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	2271 SF
LOT SIZE	9403 SF
SETBACKS USED	FRONT 25' SIDES 7' REAR 25' VERIFY

REGAL GLEN CT.

SCALE: 1" = 20'-0"

Drive OK in 3-22-08
 Drive OK in 3-22-08
 Drive OK in 3-22-08