

FEE \$ 10.00
TCP \$ 447.00
SIF \$ 460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 3001 ROYAL COURT
 Parcel No. 2943-843-73-006
 Subdivision MONARCH CILEN
 Filing 2 Block 1 Lot 6

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2788
 Sq. Ft. of Lot / Parcel 8473.9
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3277
 Height of Proposed Structure 28'

OWNER INFORMATION:

Name SKIP & GLORIA HAITZ
 Address 3273 CROUSE PLACE
 City / State / Zip CLIFTON, CO 81520

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CIREG HAITZ
 Address 3019 MILBURN DRIVE
 City / State / Zip GRAND JUNCTION, CO 81504
 Telephone 970-201-3567

***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>BSE-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</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>UC</u> (Engineer's Initials)	_____

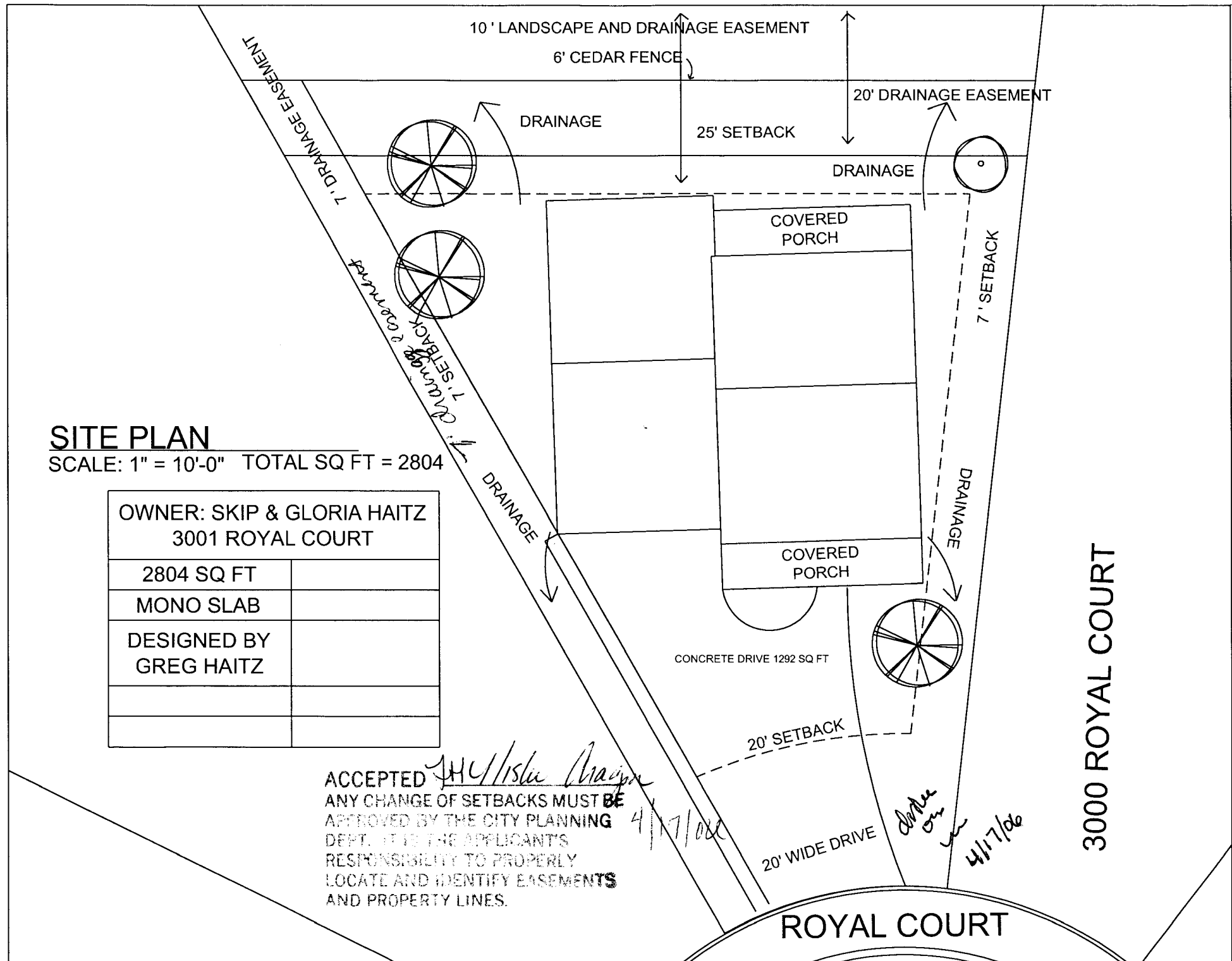
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/9/06
 Department Approval [Signature] Date 4-17-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19025</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/17/06</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)



SITE PLAN

SCALE: 1" = 10'-0" TOTAL SQ FT = 2804

OWNER: SKIP & GLORIA HAITZ 3001 ROYAL COURT	
2804 SQ FT	
MONO SLAB	
DESIGNED BY GREG HAITZ	

ACCEPTED *JHC/Isle*
 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.
 4/17/06

ROYAL COURT

3000 ROYAL COURT

done on
4/17/06