

FEE \$	16.00
TCP \$	447.00
SIF \$	400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 3005 Royal Court  
 Parcel No. 2943-043-73-004  
 Subdivision Monarch Glen  
 Filing 2 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,016  
 Sq. Ft. of Lot / Parcel 9,040  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,016  
 Height of Proposed Structure 32'

**OWNER INFORMATION:**

Name J.G. Molzahn Const. Inc  
 Address 3020 Boulder Pl. FF Ave  
 City / State / Zip GT, CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Same As Above  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 434-6069

**\*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> 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>RAT</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).

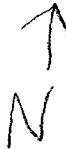
Applicant Signature [Signature] Date ~~3-30-06~~ 3-30-06

Department Approval [Signature] Date 4-5-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18995</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/5/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (Blue: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3005 Royal Ct  
Lot 4, Filing 2, Block 1  
Monarch Glen



101.89'

78.07'

130.97'

100.00'

10' Irrigation Easement

110" Conduit  
Boys

100  
62

102 SQ. FT.

102  
96.601  
20.99  
3007

69.11'  
113.28'

16.10'

10.19'

50. FT.

100

28.95'

12.44'

19.34'

17.56'

10.00'

26.00'

15.00'

25.85'

100

2. FT.

Royal Ct.

Handwritten signature  
RAT  
3-31-06

ACCEPTED  
RANGE OF SETBACKS MUST BE  
THE CITY PLANNING  
THE APPLICANT'S  
PROPERLY  
NO IDENTIFY EASEMENTS  
PROPERTY LINES.

NA 4/10/06

127.71'

15.00'

25.85'

2. FT.