

FEE \$ 10.00
TCP \$ ~~1539.00~~
SIF \$ ~~252.00~~

447.00
4100.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 3007 ROYAL CT
Parcel No. 2943-043-73-003
Subdivision MONARCH GLEN
Filing 2 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1795
Sq. Ft. of Lot / Parcel 10,270
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2195
Height of Proposed Structure 20'

OWNER INFORMATION:

Name EMERY WELSH
Address 3109 F
City / State / Zip GRAND JCT. CO. 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name EMERY WELSH
Address 3109 F RD.
City / State / Zip GRAND JCT. CO. 81504
Telephone 261-4747

*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 50%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
Side 7' from PL Rear 25' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District "D" Driveway Location Approval VM
(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).

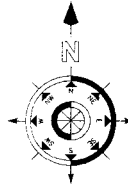
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Emery Welsh Date 1/5/04
Department Approval JH Kathy Valdez Date 1-25-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18778
Utility Accounting [Signature] Date 1/25/04

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)

BH 1-25-06
 ACCEPTED *Kathy Vadek*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. OWNER'S
 RESPONSIBILITY TO VERIFY
 LOCAL SETBACK REQUIREMENTS
 AND EASEMENT CONDITIONS.



NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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

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	2
LOT NUMBER	3
BLOCK NUMBER	1
STREET ADDRESS	? ROYAL COURT
COUNTY	MESA
GARAGE SQ. FT.	459 SF
LIVING SQ. FT.	1817 SF
LOT SIZE	10270 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

