

103131-58650

FEE \$ 10.00
TCP \$
SIF \$

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 3015 Royal Ct.
 Parcel No. 2943-043-74-010
 Subdivision Monarch Glen
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2595 Sq. Ft. Proposed 80
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name James + Susan Wampler
 Address 3015 Royal Ct.
 City / State / Zip GS, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed (8x10)

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 523-5902

*TYPE OF HOME PROPOSED:

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

PAID

NOTES: _____

JUN 30 2006

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>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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 6-30-06
 Department Approval [Signature] Date 6/30/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/30/06</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)

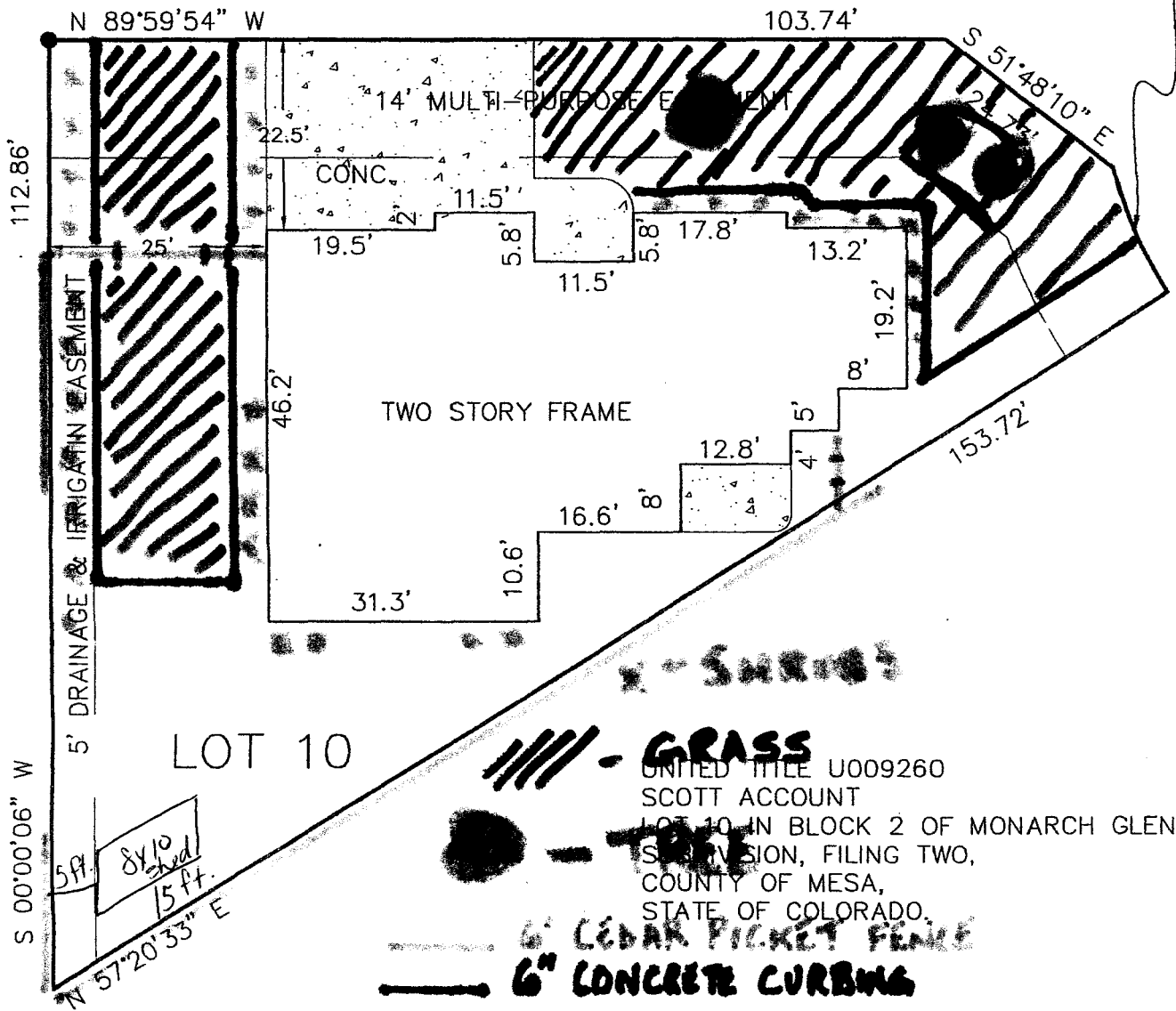
IMPROVEMENT LOCATION CERTIFICATE

ACCEPT ANY CHANGES TO SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. ACCIDENTS RESPONSIBLE PARTY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ROYAL COURT

N 23°07'57" W
CH=15.89'
R=48.00'

SCALE: 1" = 20'



LOT 10

/// - GRASS

UNITED TITLE U009260

SCOTT ACCOUNT

LOT 10 IN BLOCK 2 OF MONARCH GLEN

SUBDIVISION, FILING TWO,

COUNTY OF MESA,

STATE OF COLORADO.

6" CEDAR PICKET FENCE

6" CONCRETE CURBING

● = FOUND #5 REBAR WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR REMAX 4000 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON