

FEE \$ 10.00  
 TCP \$ 447.00  
 SIF \$ 400.00

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

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

Building Address 3016 Royal Ct.  
 Parcel No. 2943-043-74-001  
 Subdivision Monarch Glen  
 Filing 2 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1802  
 Sq. Ft. of Lot / Parcel 8597  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 18

**OWNER INFORMATION:**

Name Ed McQuillan  
 Address 782 Silverplume Dr.  
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ed McQuillan  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 234-0278

\*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>PAJ</u><br><small>(Engineer's Initials)</small> | <u>PAJ</u>   |

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).

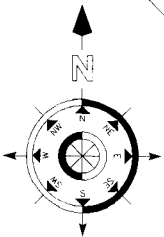
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-24-06  
 Department Approval [Signature] Date 3-6-06

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ | W/O No. <u>18890</u> |
| Utility Accounting <u>[Signature]</u>  | Date <u>3/6/06</u>   |

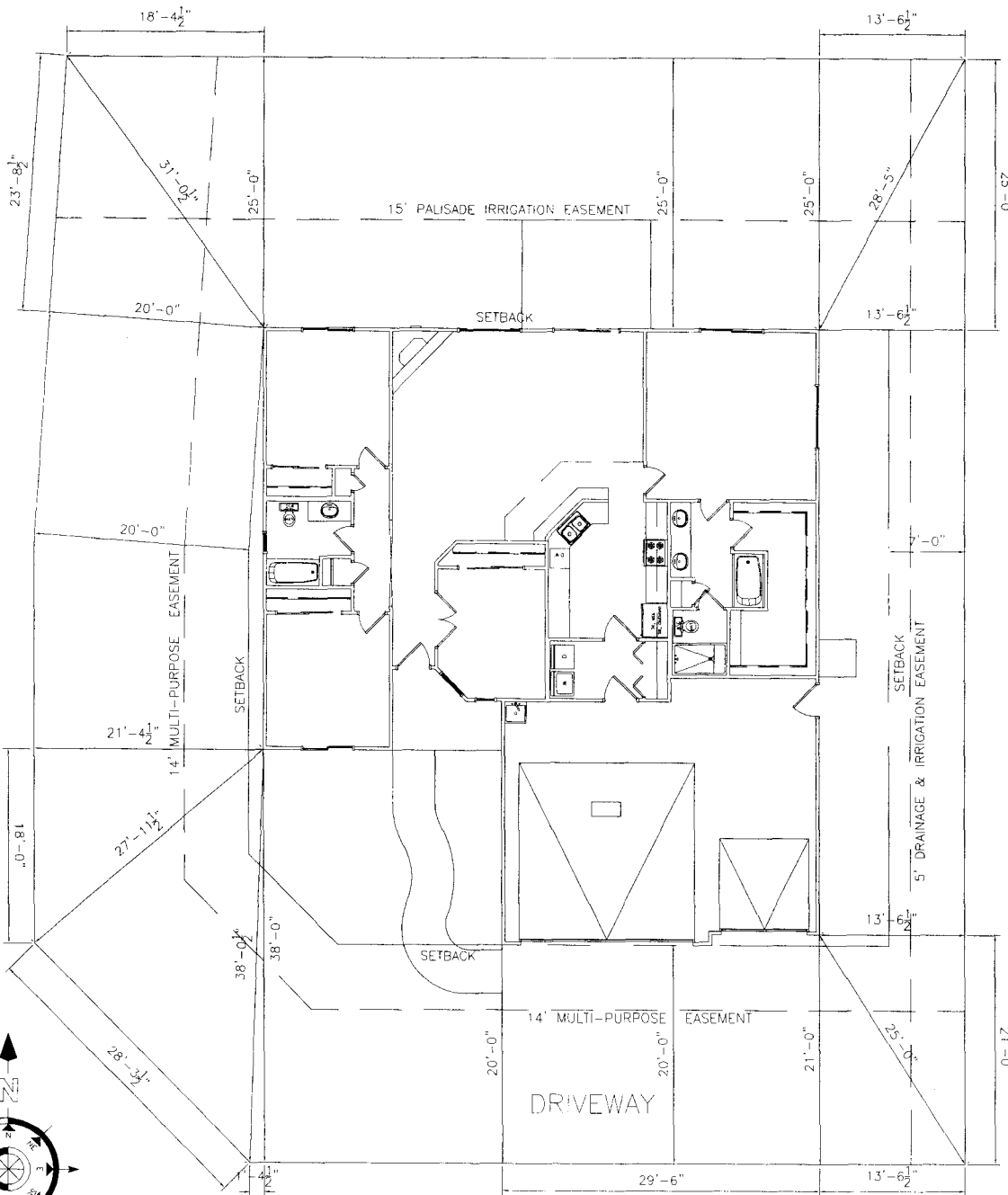
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

STARLIGHT DR.



ROYAL COURT

SCALE: 1/16" = 1'-0"



NOTE:  
DIMENSION LINES ARE PULLED FROM  
EDGE OF BRICK LEDGE IF NO BRICK LEDGE  
EXISTS, DIMENSIONS WILL BE FROM EDGE  
OF FOUNDATION.

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

| SITE PLAN INFORMATION |               |
|-----------------------|---------------|
| SUBDIVISION NAME      | MONARCH GLEN  |
| FILING NUMBER         | 2             |
| LOT NUMBER            | 1             |
| BLOCK NUMBER          | 2             |
| STREET ADDRESS        | 3016 ROYAL CT |
| COUNTY                | MESA          |
| GARAGE SQ. FT.        | 684 SF        |
| LIVING SQ. FT.        | 1802 SF       |
| LOT SIZE              | 8597 SF       |
| SETBACKS USED         | FRONT 20'     |
|                       | SIDES 7'      |
|                       | REAR 25'      |

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

3/16/06

ACCEPTED *[Signature]*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY ENGINEER. RUN TO THE CITY ENGINEER TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*[Signature]*

3-3-06