

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 3019 Royal Ct.
 Parcel No. 2943-043-74-008
 Subdivision Monarch Glen
 Filing 2 Block 2 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,016
 Sq. Ft. of Lot / Parcel 8875
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,016
 Height of Proposed Structure 28'

OWNER INFORMATION:

Name J.G. Molzahn Const, Inc.
 Address 3020 BookCliff Ave
 City / State / Zip GS, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

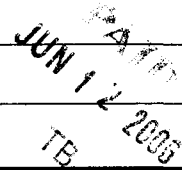
Name Same As Above
 Address _____
 City / State / Zip _____
 Telephone 434-6069

***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>RAA</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 Arlan E. Mofet Date 6-9-06
 Department Approval NA Wendy Spurr Date 6/12/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19183</u>
Utility Accounting <u>Bensley</u>	Date <u>6/12/06</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)

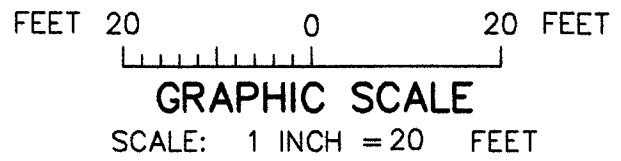
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
Ⓐ	52°27'54"	48.00'	43.95'	23.65'	42.43'	N88°05'17"E

FOUNDATION LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°57'27"E	15.67'
L2	S00°02'33"E	1.67'
L3	N89°57'27"E	6.00'
L4	N00°02'33"W	6.33'
L5	N89°57'27"E	12.00'
L6	N00°02'33"W	8.17'
L7	N89°57'27"E	19.00'
L8	S00°02'33"E	1.50'
L9	N89°57'27"E	11.00'
L10	S00°02'33"E	21.33'
L11	S89°57'27"W	6.08'
L12	S00°02'33"E	6.00'
L13	S89°57'27"W	11.25'
L14	S00°02'33"E	14.17'
L15	S89°57'27"W	46.33'
L16	N00°02'33"W	30.17'

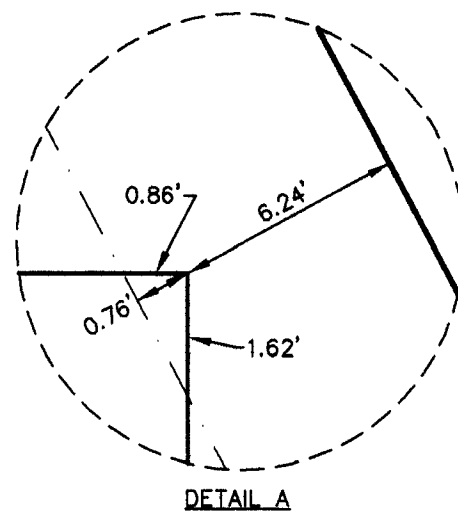
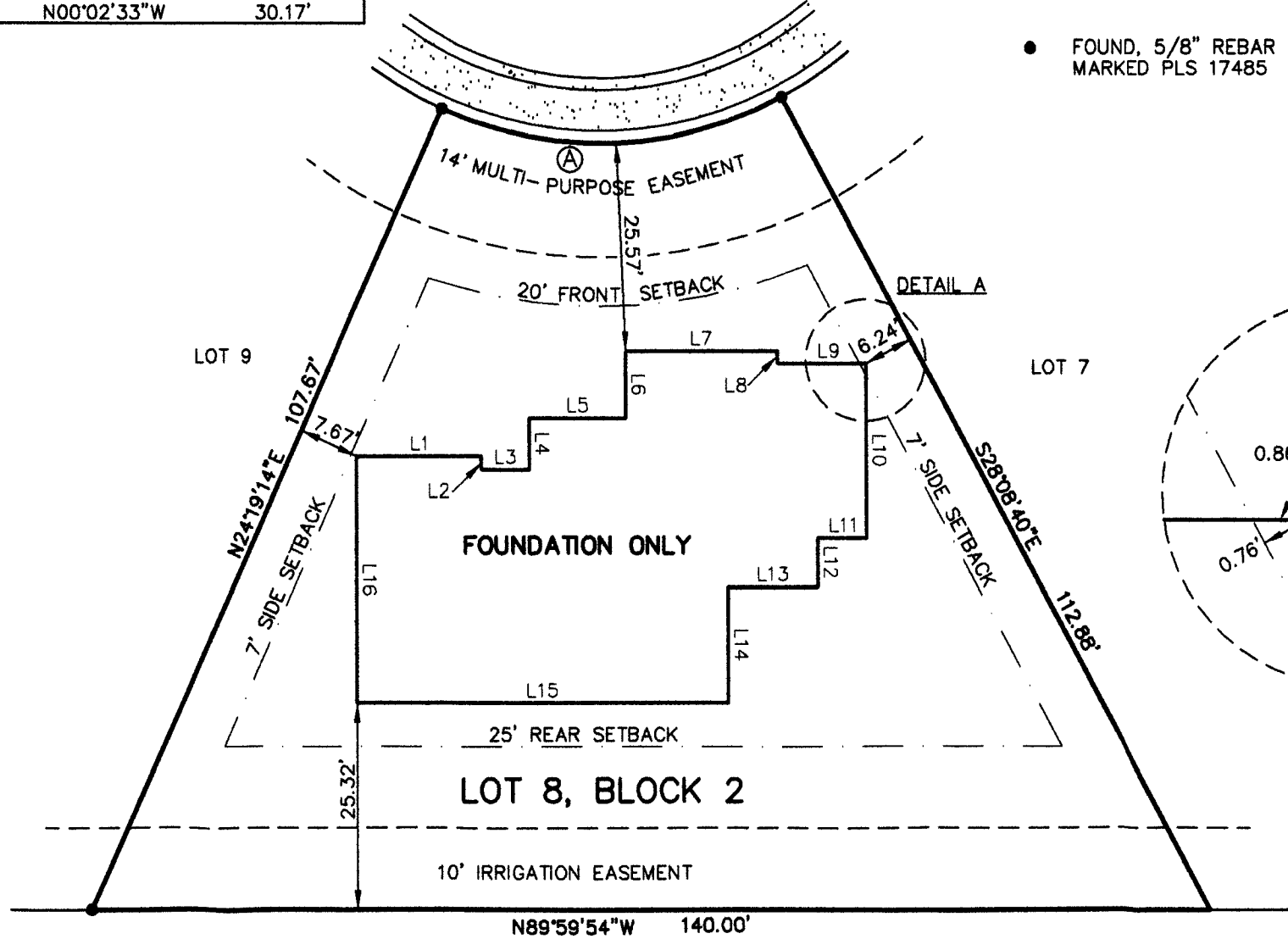
Revised
 ACCEPTED *W. K. ... 8/2/06*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



● FOUND, 5/8" REBAR AND ALUMINUM CAP MARKED PLS 17485

1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon a defect in this survey be commenced more than ten years from the date of certification shown hereon.
3. This survey does not constitute a title search by this surveyor or Vista Engineering Corp. All information regarding ownership, rights-of-way, easements of record, adjoining, and other documents that may affect the quality of title to this property is from information obtained from Molzahn Construction, Inc.
4. Legal Description: Lot 8 in Block 2 of Monarch Glen Subdivision Filing No. Two, Mesa County, Colorado as recorded in Book 3841, Pages 372-373 in the office of the Mesa County Clerk and Recorder.
6. This map is based on a field survey performed by Vista Engineering Corp. dated July 20, 2006.
7. Posted address: 3019 Royal Court

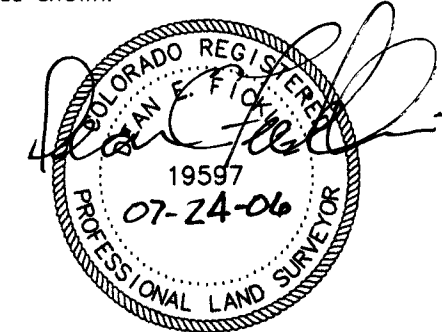
ROYAL COURT



FOUNDATION LOCATION CERTIFICATE

I hereby state that this foundation location certificate was prepared for Molzahn Construction, Inc. that it is not a land survey plat, improvement survey plat or improvement location certificate, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further state that the foundation on the above described parcel on this date, February 06, 2006, is entirely within the boundaries of the parcel and does not encroach into the setback area of the parcel, except as shown.



DEAN E. FICKLIN
 P.L.S. 19597

FOUNDATION LOCATION CERTIFICATE
LOT 8, BLOCK 2
MONARCH GLEN SUBDIVISION, FILING No. TWO

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 805 28 1/4 ROAD, SUITE B • GRAND JUNCTION, CO 81508 • (970) 243-2242

DATE: 07-24-06
 JOB NO. 4027.00-54