

FEE \$	10.00
TCP \$	447.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 3020 Royal Court
 Parcel No. 2943-043-74-003
 Subdivision Monarch Glen
 Filing 2 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1851
 Sq. Ft. of Lot / Parcel 8739
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 19'6"

OWNER INFORMATION:

Name John & Denise Crawford
 Address 2408 Dogwood Court
 City / State / Zip GJ CO 81501

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

APPLICANT INFORMATION:

Name Integrity Contracting
 Address PO Box 698
 City / State / Zip Fruita, CO 81521
 Telephone 970 242 9396

*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>W</u> (Engineer's Initials)

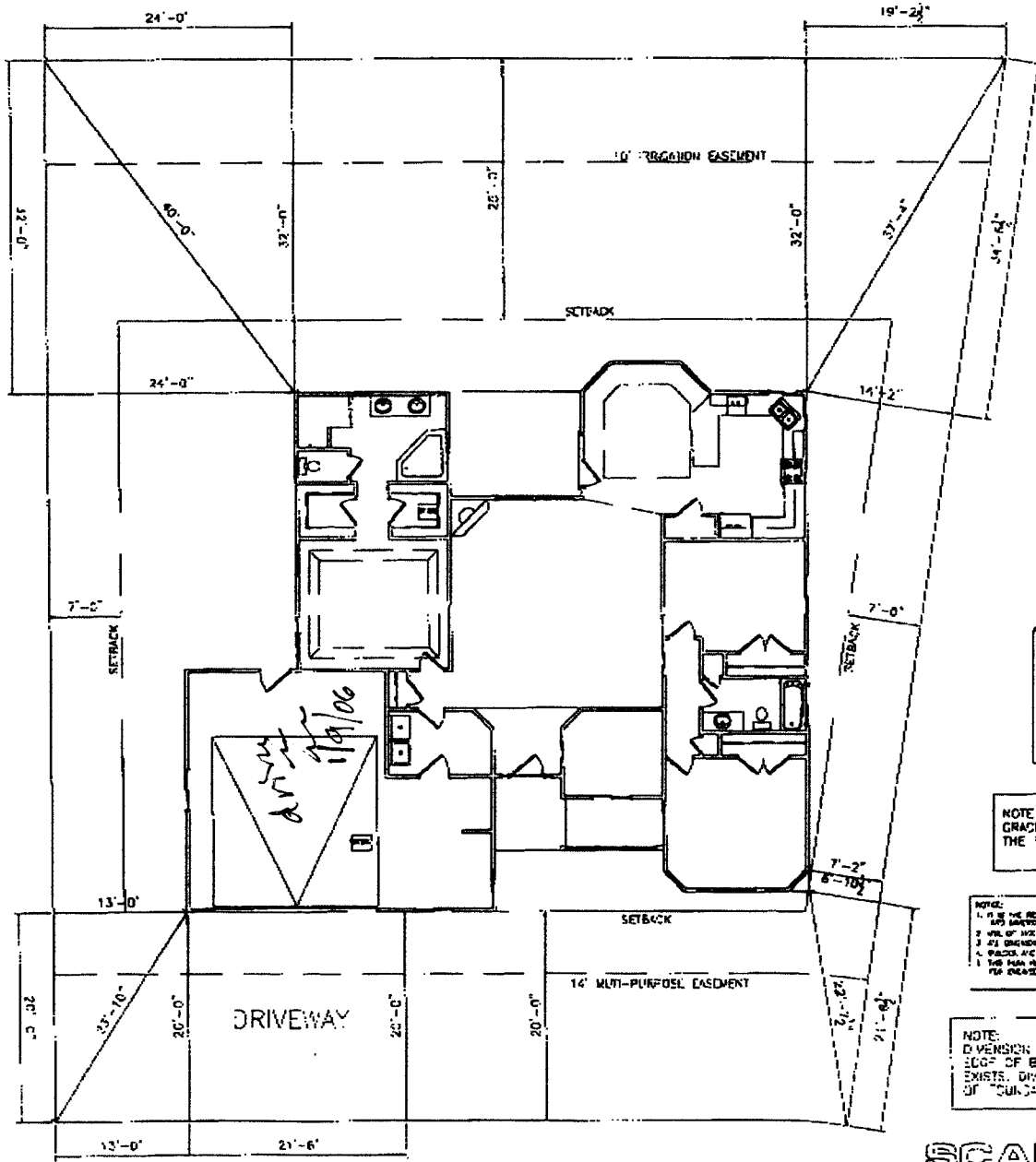
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

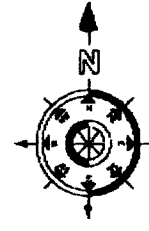
Applicant Signature [Signature] Date 1/9/06
 Department Approval [Signature] Date 1-9-06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>8739</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/9/06</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)



ROYAL COURT



SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILE NUMBER	2
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	3020 ROYAL CT.
COUNTY	MESA
GARAGE SQ. FT.	768 SF
LIVING SQ. FT.	1638 SF
LOT SIZE	8738 SF
SETBACKS USED	FRONT 25'
	SIDES 7'
	REAR 25'

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

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

NOTE:
 1. I, AS THE RESPONSIBILITY OF THE CLIENT OR OWNER TO VERIFY ALL DETAILS
 2. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS ARE TO FACE OF FOUNDATION UNLESS NOTED OTHERWISE
 4. ALL DIMENSIONS ARE TO FACE OF ALL STRUCTURES AND LANDMARKS
 5. THE PLAN AND ALL DIMENSIONS ARE APPROXIMATE. NO DIMENSIONS SHOWN IN OTHER
 THE DRAWING SHALL BE USED.

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

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

ACCEPTED *KV*
Gayle Heilman
 ANY OTHER SETBACKS MUST BE
 APPROVED BY THE CITY ENGINEERING
 DEPARTMENT.
 REVISIONS TO THIS PLAN SHALL
 LOCATE AND IDENTIFY ENCROACHMENTS
 AND PROPERTY LINES.

1-9-06