

FEE \$ 10.00

TCP \$ 447

SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3022 Royal Ct

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-043-74-004

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1625

Subdivision Monarch Glen

Sq. Ft. of Lot / Parcel 9150 SF

Filing 2 Block 2 Lot 4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) approx. 50%

OWNER INFORMATION:

Name John + Denise Crawford

Height of Proposed Structure 11'9" 6"

Address P.O. Box 698

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Fruita, CO 81521

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

APPLICANT INFORMATION:

Name Integrity Contracting

*TYPE OF HOME PROPOSED:

Address P.O. Box 698

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

City / State / Zip Fruita, CO 81521

NOTES: _____

Telephone (970) 242-9396

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 X 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 W
(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 Andrea V. [Signature] Date 2-18-04

Department Approval NA [Signature] Date 3/7/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 154101

Utility Accounting [Signature] Date 3/7/04

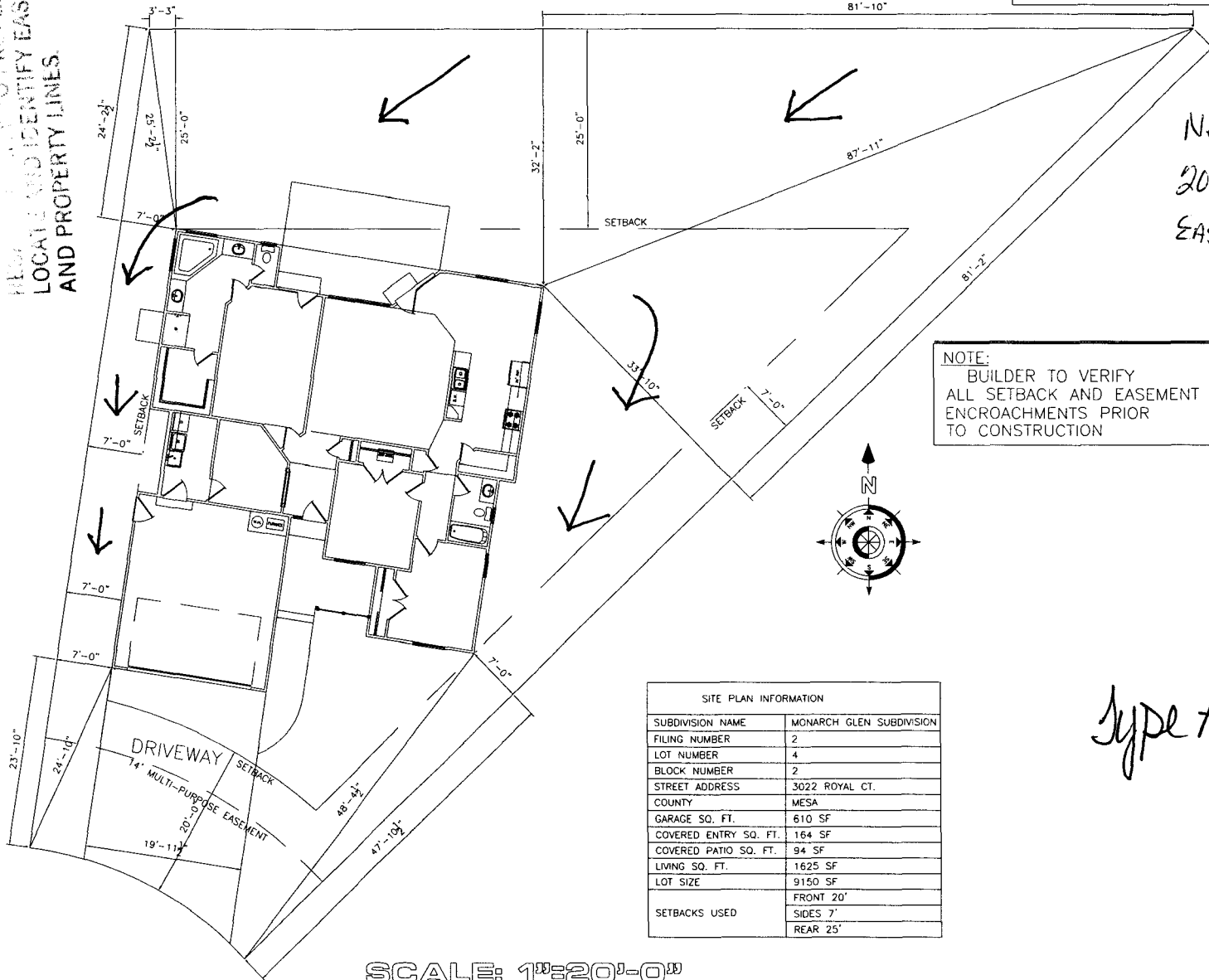
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3/7/06
 Valdez
 ACCEPTED N/A ~~XXXX~~
 ANY ENCROACHMENTS OF SETBACKS MUST BE
 IDENTIFIED BY THE CITY PLANNING
 DEPARTMENT PRIOR TO JOINTS
 THE BUILDER MUST PROPERLY
 RELOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

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 EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. 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.



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

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN SUBDIVISION
FILING NUMBER	2
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	3022 ROYAL CT.
COUNTY	MESA
GARAGE SQ. FT.	610 SF
COVERED ENTRY SQ. FT.	164 SF
COVERED PATIO SQ. FT.	94 SF
LIVING SQ. FT.	1625 SF
LOT SIZE	9150 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

Need to show
 20' Palisade Irrigation
 EASEMENT

2/15/06
 Valdez

Type A drainage

SCALE: 1"=20'-0"