

FEE \$	10.00
TCP \$	1,092.00
SIF \$	400.00

# PLANNING CLEARANCE

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

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

1,502.00

Building Address 300 1/2 Royal Ct  
 Parcel No. 2943-043-74-013  
 Subdivision MICHAEL GLEN SUBDIVISION  
 Filing 2 Block 2 Lot 13

No. of Existing Bldgs 2 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2 Sq. Ft. Proposed 1,042  
 Sq. Ft. of Lot / Parcel 8078  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ~~8078~~ 2531  
 Height of Proposed Structure Approximately 16'

**OWNER INFORMATION:**

Name L.N. FALKERS  
 Address 3011 MILBURN DR  
 City / State / Zip GT CO 81524

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

**APPLICANT INFORMATION:**

Name L.N. FALKERS  
 Address 3011 MILBURN DR  
 City / State / Zip GT CO 81524  
 Telephone (970) 270-8700

\*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____	Driveway Location Approval <u>[Signature]</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 7-14-06  
 Department Approval [Signature] Date 7/19/2006

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>lot 19324</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/19/06</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)

# MONARCH GLEN SUB

13 / BLOCK 2 / FILING 2

3009 1/2 ROYAL COURT

ACCEPTED NA *Judson A. Dean*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

