

FEE \$	10.00
TCP \$	447.00
SIF \$	460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 3000 Royal Ct
 Parcel No. 2943-043-73-007
 Subdivision Monarch Glen
 Filing 2 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1724
 Sq. Ft. of Lot / Parcel 9146.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1724
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name John & Denise Crawford
 Address 3020 Royal Ct
 City / State / Zip GJ CO 815

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

APPLICANT INFORMATION:

Name Integrity Contracting LLC
 Address PO Box 698
 City / State / Zip Fruita, CO 81521
 Telephone 201-1177

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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>17'</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>JH</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 3/14/07

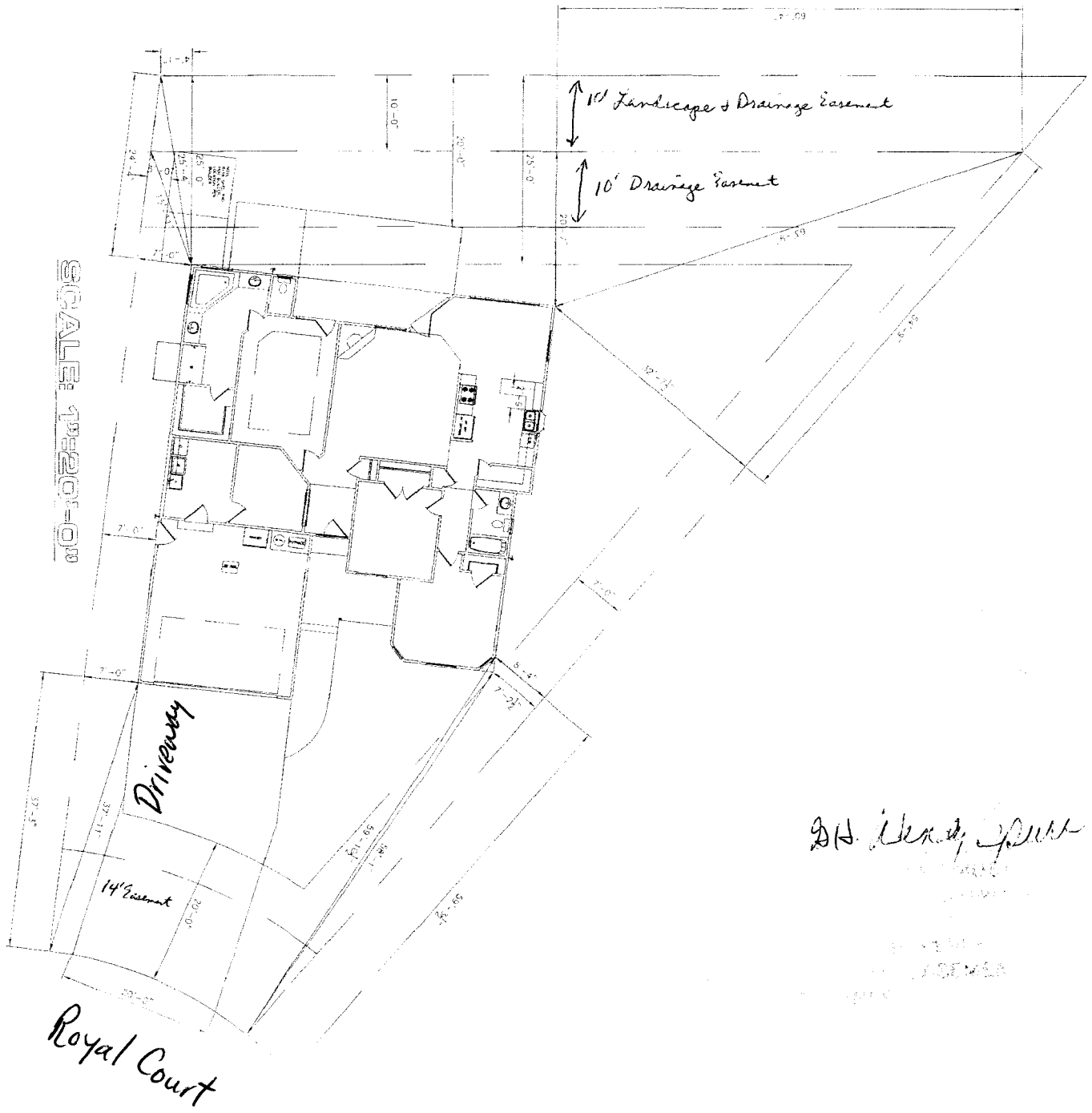
Department Approval [Signature] Date 3-22-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>3/22/07/w/o# 2052</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/22/07</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)

3000 Royal Court

3 DIMS INTEGRITY 3000 ROYAL CT SITE PLAN 1.dwg, 03/05/2007 08:22:27 AM, SHAWW, KCDL SHAWW



DH. Henderson 3/22/07

Driveway OK
Waylen Henderson