

FEE \$ <u>10.00</u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3005 Royal Ct.

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2943-043-73-004

Sq. Ft. of Existing Bldgs 1979 Sq. Ft. Proposed 448

Subdivision Monarch Glen

Sq. Ft. of Lot / Parcel .21 Ac

Filing 2 Block 1 Lot 4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200

Height of Proposed Structure 0

OWNER INFORMATION:

Name Bill Lange

DESCRIPTION OF WORK & INTENDED USE:

Address 3005 Royal Ct.

New Single Family Home (*check type below)

City / State / Zip CO 801504

Interior Remodel

Addition

Other (please specify): 16x28 inground pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools

***TYPE OF HOME PROPOSED:**

Address 2491 Hwy 6 E 50

Site Built

Manufactured Home (UBC)

City / State / Zip CO 801505

Manufactured Home (HUD)

Other (please specify): _____

Telephone 241 413

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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES _____ NO X

Side 3' from PL Rear 5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District _____ Driveway Location Approval _____
(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 5-18-07

Department Approval [Signature] Date 5-18-07

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 5/18/07

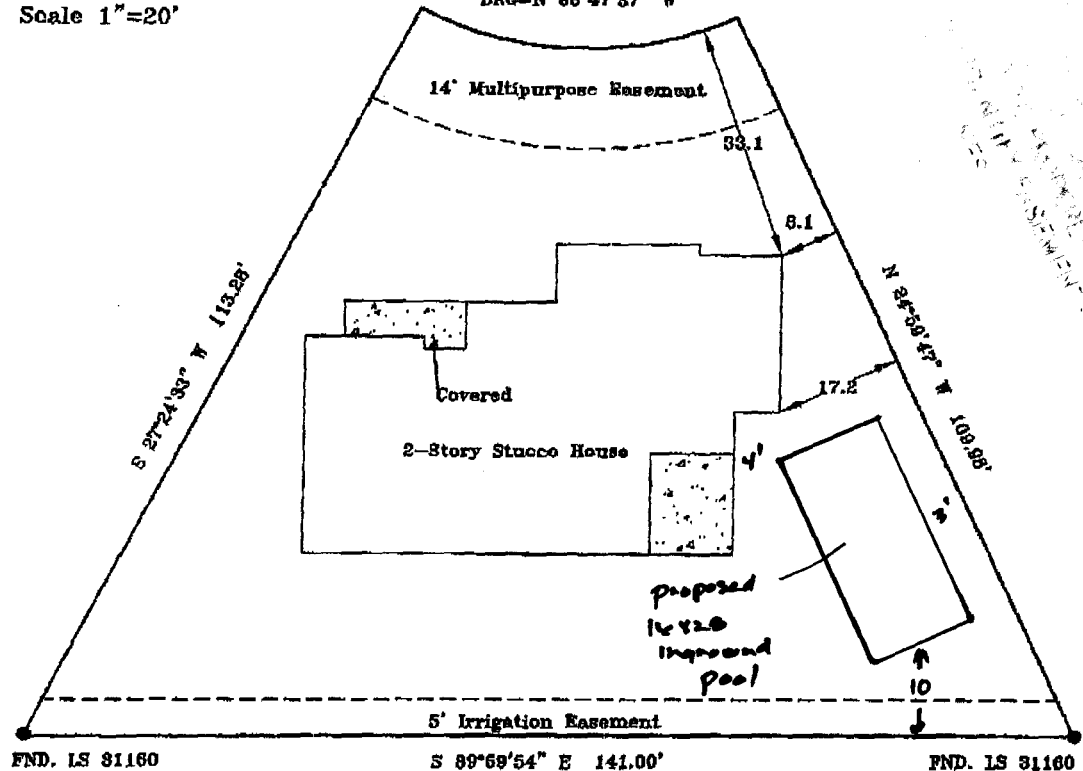
Utility Accounting [Signature] Date 5

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)



Scale 1"=20'

Royal Court
R=48.00'
C LEN=42.39'
BRG=N 86°47'37" W



W. H. Blue
6/18/06

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 4 in Block 1 of Monarch Glen Subdivision, Filing No. Two, County of Mesa, State of Colorado. Legal Description and Easement of Record provided by Stewart Title Guaranty Company, Order No. 200600512.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for American national Bank, that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishments of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 6/19/06, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, by improvements of any adjoining premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Cecil D. Caster
6-21-06
Cecil D. Caster
Registered Professional Land Surveyor
P.L.S. Number 2943

	Monument Surveying Inc.
	741 Rood Ave.
	Grand Junction, CO 81501
	245-4189 ILC 08-76 8/19/08
J.C. Mohahn Const. Inc. property 3005 Royal Court	