

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | |
| SIF \$ | |

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

BLDG PERMIT NO. _____ *pl*

Building Address 3021 Royal Ct
 Parcel No. 2943-043-74-007
 Subdivision Manach Glen
 Filing 2 Block 2 Lot 87

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2700 Sq. Ft. Proposed 252
14x18
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 12' at highest point

OWNER INFORMATION:

Name Monty & Ann Sheel
 Address 30 Same
 City / State / Zip GT CO 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): patio cover & extending patio concrete

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone X 523-5195

***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>R-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 _____ |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions _____ |
| Voting District <u>D</u> | 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 Ann Sheel Date 9/6/07
 Department Approval Judith A. [Signature] Date 9/6/07

| | | | |
|--|------------------------------|--|--------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | W/O No _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>9/6/07</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)

ROYAL CT.

drive
 OR
 W
 10/19/04

Accepted
 ANY WORKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT PRIOR TO
 RESUBMITTING TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Judith A. Price

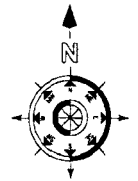
ALL SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT PRIOR TO
 RESUBMITTING TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

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 OTHER WISE 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:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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



3021 Royal Ct.

| SITE PLAN INFORMATION | |
|-----------------------|-----------------------------------|
| SUBDIVISION NAME | MONARCH GLEN SUBDIVISION |
| FILING NUMBER | 2 |
| LOT NUMBER | 7 |
| BLOCK NUMBER | 2 |
| STREET ADDRESS | 3021 ROYAL CT. |
| COUNTY | WESA |
| GARAGE SQ. FT. | 727 SF |
| LIVING SQ. FT. | 2572 SF |
| LOT SIZE | 9825 SF |
| SETBACKS USED | FRONT 20' SIDES 7' REAR 25' |

SCALE: 1"=20'-0"

