

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 627 Sovereign Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 1569
 TAX SCHEDULE NO. 2943-043-65-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Monarch Blv TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Rebo Loose NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 532 Fruitwood RR USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 434-8413 DESCRIPTION OF WORK & INTENDED USE New House
 (2) APPLICANT Sara TYPE OF HOME PROPOSED:
 (2) ADDRESS 52nd Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 5249 _____ 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 RSF-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS D TRAFFIC N/A ANN# _____

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).

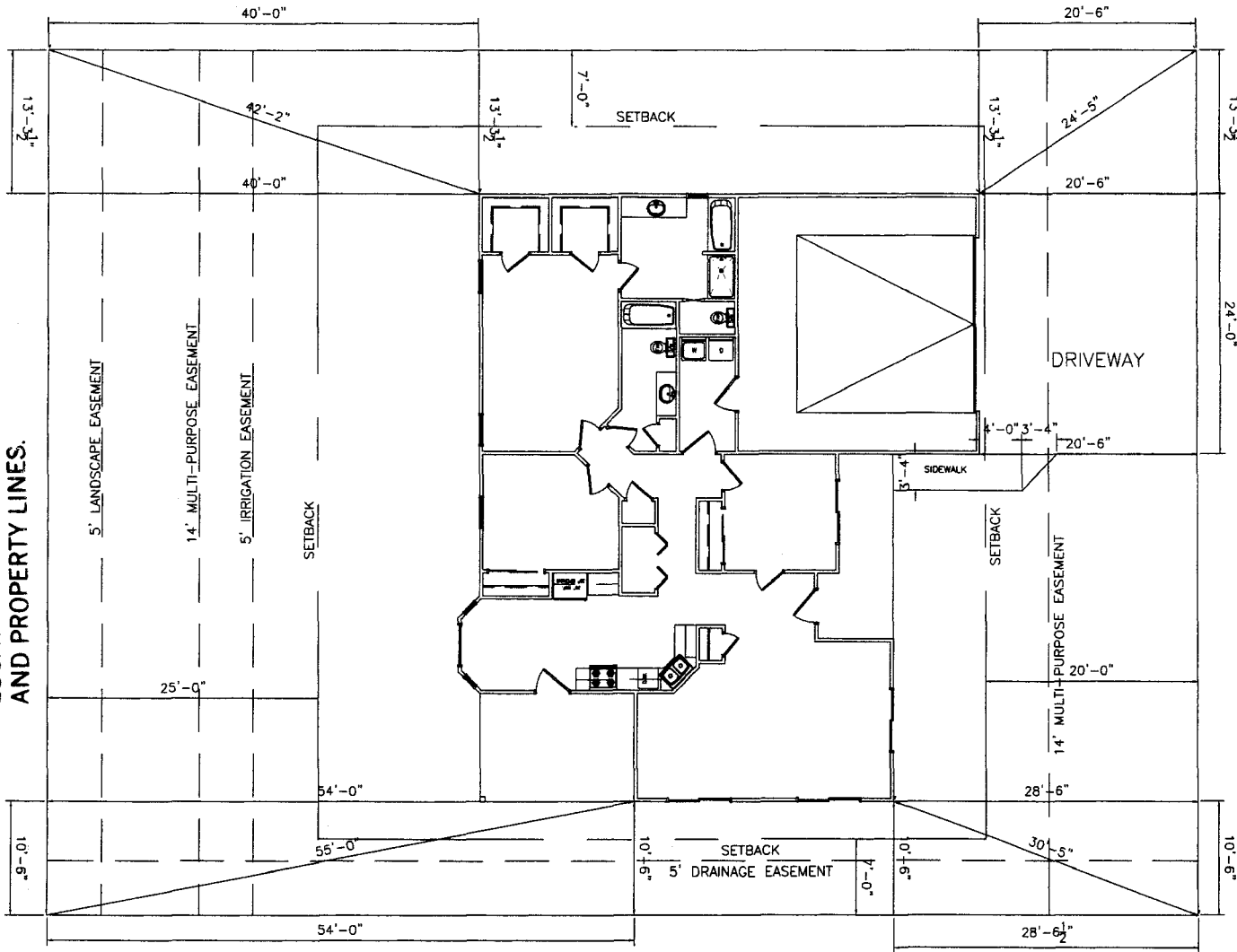
Applicant Signature Rebo Loose Date 9-23-04
 Department Approval [Signature] Date 9/28/04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>7634</u>
Utility Accounting <u>[Signature]</u>		Date <u>9/28/04</u>	

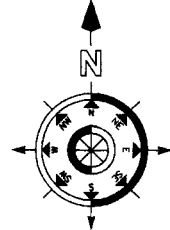
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

ACCEPTED/Alisa Aragon 9/28/04

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



627 SOVEREIGN LANE



drive on via 9/27/04

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONARCH GLEN
FILING NUMBER	1
LOT NUMBER	2
BLOCK NUMBER	1
STREET ADDRESS	627 SOVEREIGN LANE
COUNTY	MESA
GARAGE SQ. FT.	532 SF
LIVING SQ. FT.	1565 SF
LOT SIZE	8496 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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

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

SCALE: 1/16" = 1'-0"