

FEE \$	10.00
TCP \$	1500.00
SIF \$	299.00

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

BLDG PERMIT NO. _____

Building Address 630 Sovereign Lane
 Parcel No. 2943-043-67-1001
 Subdivision Monarch Glen
 Filing 1 Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,025
 Sq. Ft. of Lot / Parcel 9,557
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,025

OWNER INFORMATION:

Name J. G. Mohr Const. Inc.
 Address 3020 Buckcliff Ave.
 City / State / Zip GS, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Same As Above
 Address _____
 City / State / Zip _____
 Telephone 434-6009

***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 <u>X</u> NO _____
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 <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 [Signature] Date 12-9-05
 Department Approval NA [Signature] Date 12-14-05

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>(863)</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/14/05</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)

DEC 14 2005

8-14-05 Daylen Henderson

ACCEPTED
ALL EASEMENTS MUST BE
PLANNING

3/32-21B

630 Sovereign Lane
Lot 1, Block 3, Filing 1
Monarch Glenn

20' Drainage &
Irrigation Easement

10' Irrigation
Easement

42.00'

500'09'36"E 110.43'

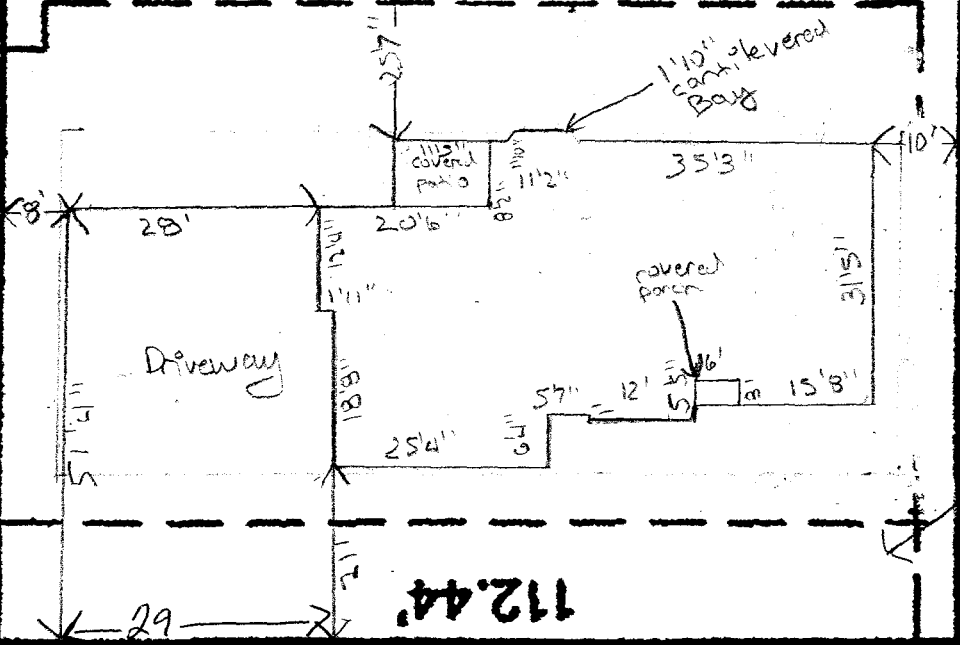
N00'09'36"W 112.44'

N00'09'36"

43.18'

TRACT A
0.169 Acres

69.50'



10' Irrigation
Easement

85.00'

1/4" Multi
Purpose
Easement

12.38'

112.44'

Sovereign Lane

9'36"E 123.89'

Sovereign Lane

$\Delta = 90.00.00"$
 $R = 60.00.00"$
 $L = 94.25'$

$Ch = 84.85'$
 $Brg = 545.09.36"E$

46.53'

1/4" Multi Purpose Easement

Drive OK
Rick Davis
12-12-05

1'24"W 125.73'

59.00'

1'24"E

50'