

FEE'S 710.00
 TCP \$ 408.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 629 Sovereign Ln.
 Parcel No. 2943-043-65-001
 Subdivision Monarch Glen
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2395
 Sq. Ft. of Lot / Parcel 8380
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1807 + 588 (garage) total =
 Height of Proposed Structure _____ 2395
+ 440 driveway = 2835

OWNER INFORMATION:

Name Cruz E. Gonzalez
 Address 2794 Cortland Ave.
 City / State / Zip Grand Jct. CO. 81506

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

APPLICANT INFORMATION:

Name Cruz E. Gonzalez
 Address 2794 Cortland Ave.
 City / State / Zip Grand Jct. CO. 81506
 Telephone 970-216-9573

*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 <u>RAD</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 Cruz E. Gonzalez Date 10-31-05
 Department Approval [Signature] Date 11-1-05

Additional water (and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>18528</u>
Utility Accounting <u>[Signature]</u> Date <u>11-1-05</u>

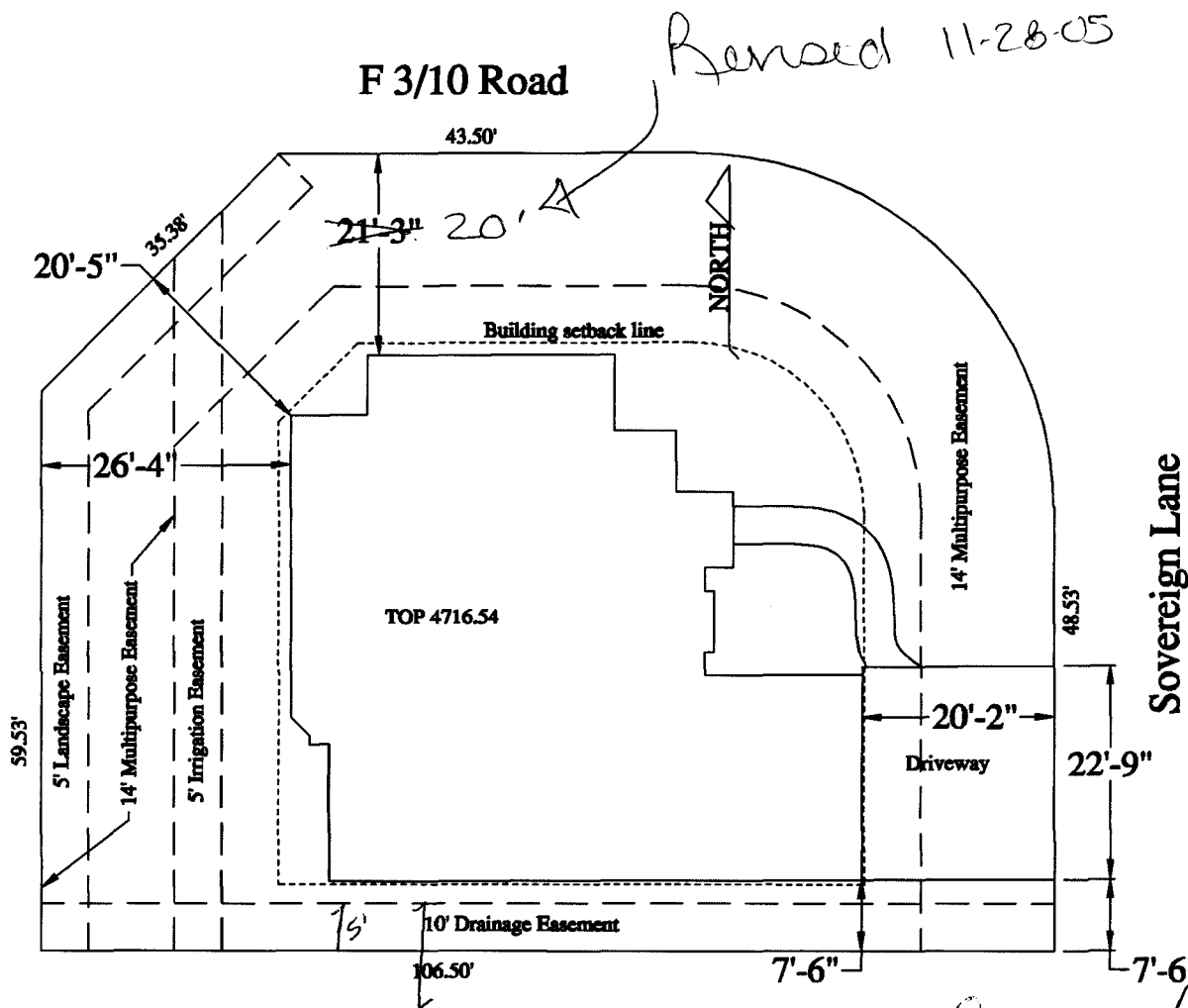
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

629 SOVEREIGN LN
 LOT 1 BLK 1
 MONARCH GLEN SUB.
 8380 SF
 SCH# 2943-043-65-001
 SCALE: 1" = 20'

SETBACKS:

FRONT 20'
 REAR 25'
 SIDE 7'

Revised K. Valdez 11-28-05
 blt
 ACCEPTED RP 11-1-05
 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.



*Driveway OK
 RHP
 10-31-05*

FAX TRANSMITTAL

DATE: 11-28-05

TO: Bldg Dept

FAX NUMBER: 244-1769

RE:
PHONE NUMBER: Decision in Atty Gen's

F-310 Bd

FROM: Kathy V.

FAX NUMBER: 970-256-4031

PHONE NUMBER: 244-1430

THIS FAX CONSISTS OF 2 PAGES (INCLUDING COVER SHEET)