

FEE \$ 10. ⁰⁰ / ₁
TCP \$ 1589. ⁰⁰ / ₁
SIF \$ 460. ⁶⁰ / ₁

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

BLDG PERMIT NO. _____

Building Address 627 Imperial Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-043-67-010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel 9,302
 Filing 1 Block 3 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,016
 Height of Proposed Structure 2'8"

OWNER INFORMATION:

Name J.G. Molzahn Const., Inc
 Address 3020 Barkcliff Ave
 City / State / Zip GS, CO, 81501

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 434-6069

***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>35'0"</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 _____

Department Approval [Signature] Date 1/5/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19948</u>
Utility Accounting <u>[Signature]</u> Date <u>1/26/07</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)

627 Imperial Lane
Lot 10, Block 3, Filing 1
Monarch Glen Subdivision

312-145

10' Drainage & Irrigation Easement

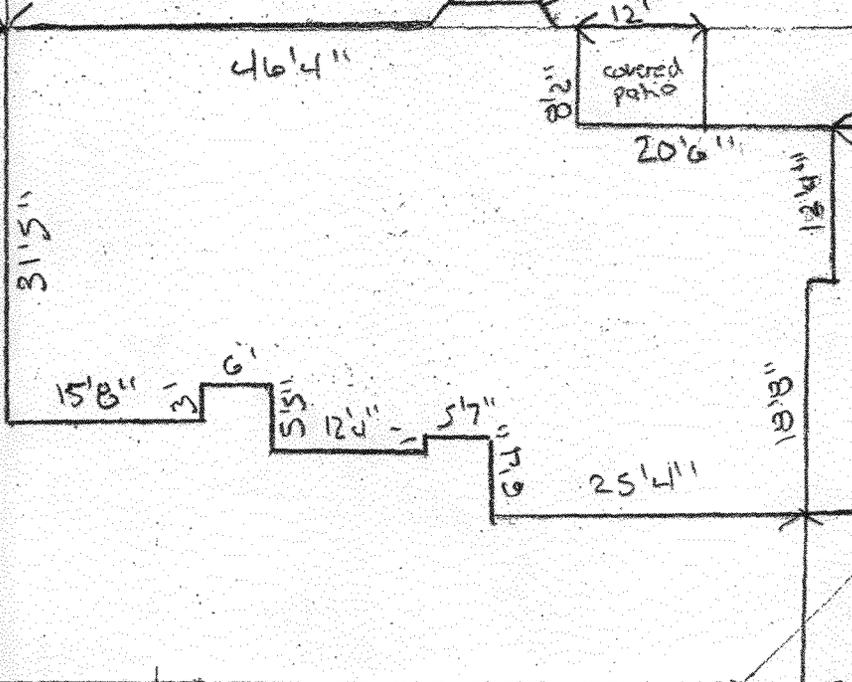
10' Multi-Purpose Easement



389'59"54"E
100.00'

95.01'

26'



75.04'

DRIVE
OFF
Imperial Lane

Imperial Lane

22.00'

80.00'

28.28'
N45°00'46"E

49'

Milburn Drive

35"W 898.36'

ACCEPTED
SETBACKS MUST BE
CITY PLANNING
TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY

J. [Signature]
1/20/08