

FEE \$10. <sup>00</sup>
TCP \$1589. <sup>00</sup>
SIF \$460. <sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 628 Sovereign Lane No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-043-67-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision Monarch Glen Sq. Ft. of Lot / Parcel 9,804  
 Filing 1 Block 3 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2,088  
 Height of Proposed Structure 17

**OWNER INFORMATION:**

Name J.G. Molzahn Const., Inc.  
 Address 3020 Bookcliff Ave.  
 City / State / Zip GJ, 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 434-6069

**\*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</u>	Special Conditions _____
Voting District _____	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 Aidan E. Mohr Date 4-24-07  
 Department Approval [Signature] Date 5/1/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20203</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/1/07</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)

# Easement

628 Sovereign Lane  
Lot 2, Block 3  
Filing  
March Glen Subdivision

4' multi Purpose Easement

Drainage Easement

85.00'

Sovereign Lane

81.07'

Driveway

20' Easement

22.00'

118.98'

Covered  
POX 100

47.12

22.00'

00.60.00  
16.48.00  
19.49.00  
00.00.00  
00.00.00  
00.00.00

ANY CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND MARK THE EASEMENT AND PROPERTY LINES.

milburn

3/32-135