

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 10344-58624  
630 Sovereign LN

Parcel No. 2943-043 67001

Subdivision Monarch Glen

Filing 1 Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1

Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot / Parcel 9557

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name SCOTT SACKLER

Address 630 Sovereign LN

City / State / Zip 657 / CO / 81504

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel

Other (please specify): Shed 12x14

**APPLICANT INFORMATION:**

Name SCOTT SACKLER

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Telephone \_\_\_\_\_

**\*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 R-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO

Side 7' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' 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 [Signature] Date 06-06-08

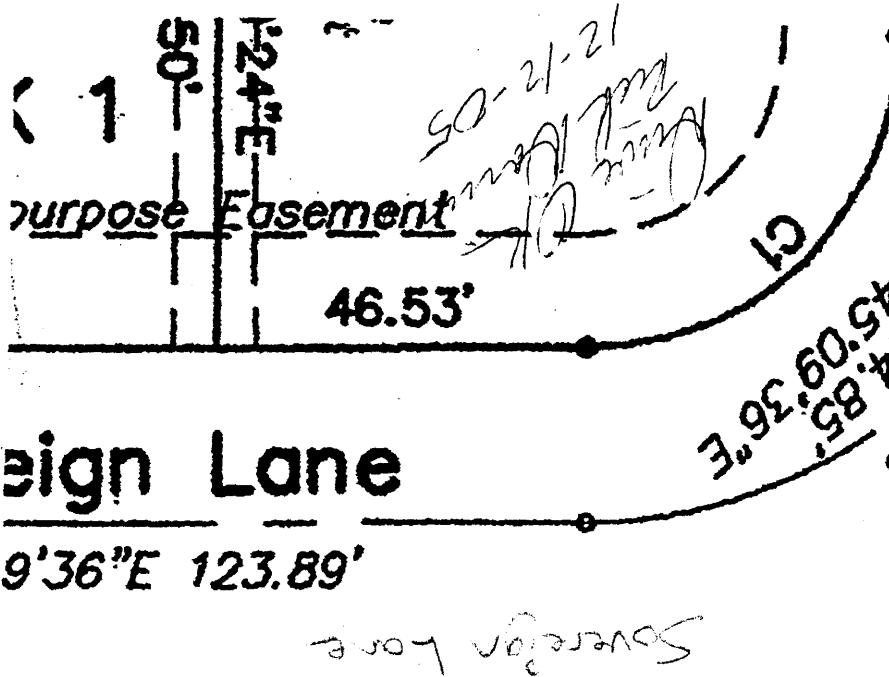
Department Approval [Signature] Date 6-6-08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No WTR / Sewer Charge
Utility Accounting	Date _____		

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)

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

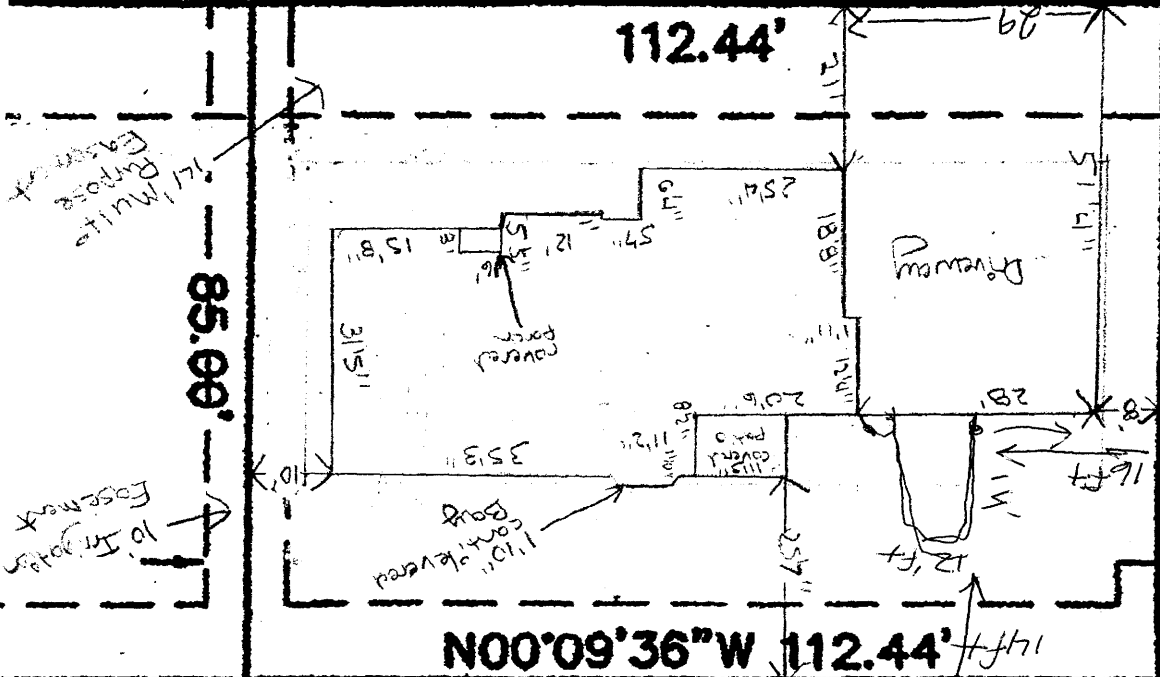
59.00'  
124°W 125.73'



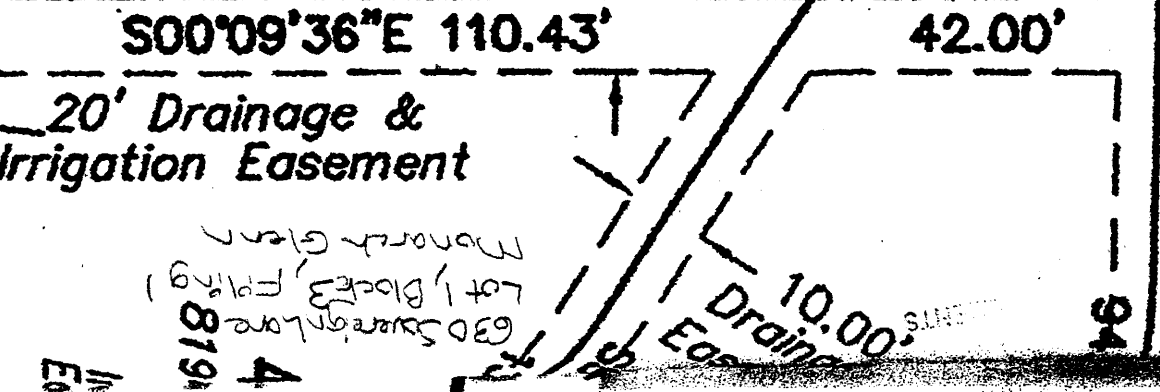
$\Delta = 90.00'00''$   
 $R = 60.00'00''$   
 $L = 94.25'$   
 $Ch = 84.85'$   
 $Brg = 545.09'36''E$

124°E  
46.53'  
9'36"E 123.89'

TRACT A  
0.169 Acres



12.38'  
69.50'  
43.18'  
N00°09'36"W 112.44'



20' Drainage & Irrigation Easement

10' INT

330-213  
4  
819  
630 Sovereign Lane  
Lot 1, Block 3, P1129  
Monarch Glen

ACCEPTED *Barbara Henderson*  
8-14-05  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.