

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>

BLDG PERMIT NO. 53624

*LPC  
JCP*

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 300 E. Dakota Dr. TAX SCHEDULE NO. 2945-302-08013  
 SUBDIVISION Monument Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3039  
 FILING 5 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Dwight & Sherie Shank NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 652 Terrace Dr. 81503  
 (1) TELEPHONE 242-3275 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT With Homes USE OF EXISTING BLDGS n/a  
 (2) ADDRESS P.O. Box 608 Parachute, Co 81435 DESCRIPTION OF WORK AND INTENDED USE: Build  
 (2) TELEPHONE 285-7536/241-1000 Single family residence

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-1.4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 40' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 35' from PL Rear 35' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 14 T.ZONE 46 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

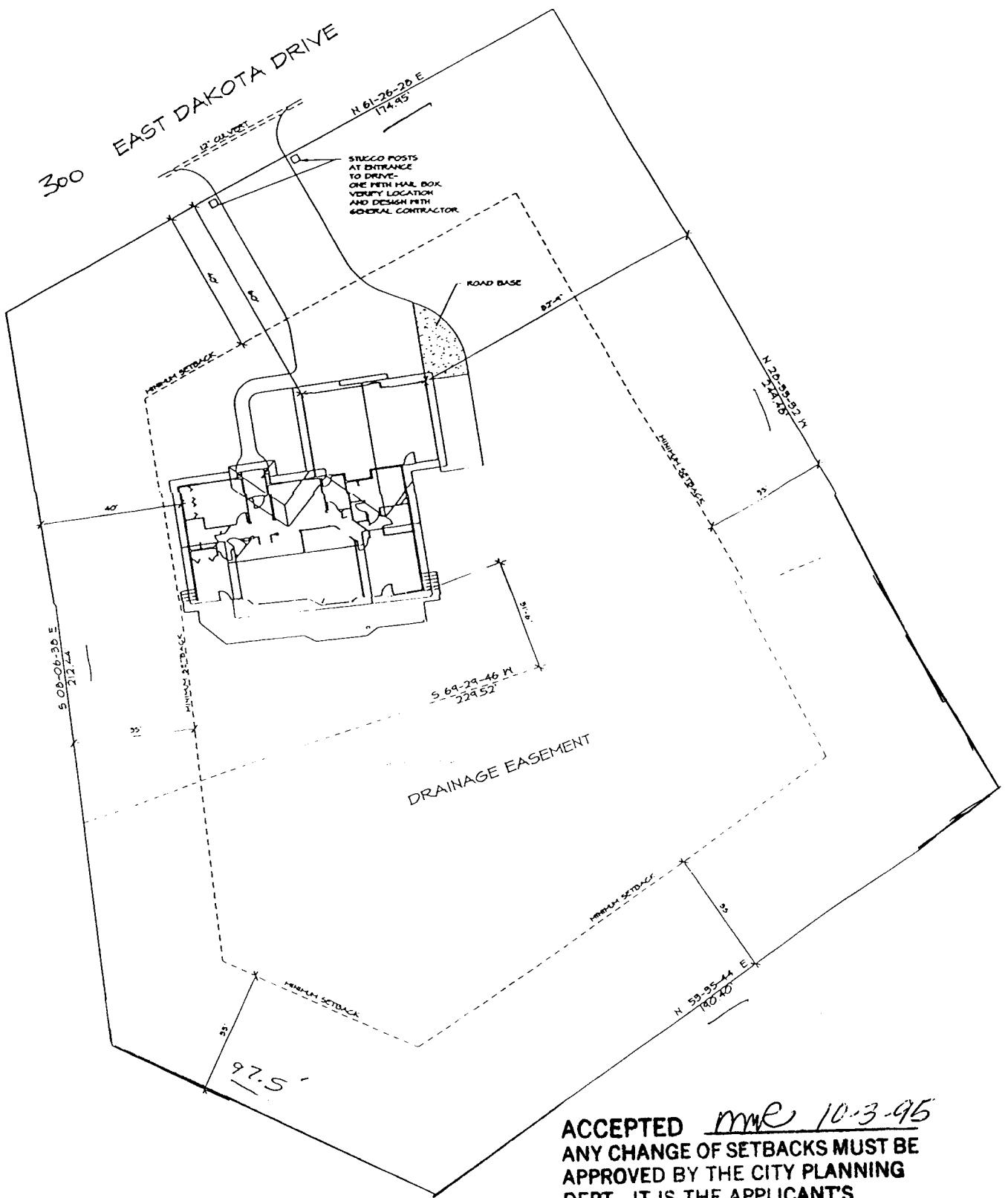
Applicant Signature *[Signature]* Date 10-3-95  
 Department Approval *[Signature]* Date 10-3-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8640-S/F

Utility Accounting *[Signature]* Date 10-3-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**ACCEPTED** *mre* 10-3-95  
 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.