

FEE \$ 10⁰⁰

BLDG PERMIT NO. 53480

500⁰⁰ RP

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 320 Dakota Court TAX SCHEDULE NO. 2945-193-02-006

SUBDIVISION Monument Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2293

FILING 4 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) none

(1) OWNER Ken and Sue Thorndill NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 396 Monument Road #4
Grand Junction, CO NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 257-7458

(2) APPLICANT Hilgenfeld Construction USE OF EXISTING BLDGS none

(2) ADDRESS P. O. Box 1131 GJ CO DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 243-4048 New 2293 sq' 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 1.6 Maximum coverage of lot by structures _____

SETBACKS: Front 40' from property line (PL) or _____
from center of ROW, whichever is greater

Side 35' from PL Rear 35' from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions _____

CENSUS TRACT 14 TRAFFIC ZONE 66

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 9-11-95

Department Approval [Signature] Date 9-11-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 5594

Utility Accounting [Signature] Date 9-11-95

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

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

Hilberfeld Construction
320 Dakota Court
Hornhill residence

118'-0"

59'-0"

111'-0"

GARAGE
625 SQ'

CONCRETE
PARKING

GRAVEL
DRIVE

COVERED
PATIO

RESIDENCE
2293 SQ'

COVERED
PORCH

98'-4"



ACCEPTED Ronnie 9/11/95
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.

10' Utility Easement
Dakota Court

MONUMENT VALLEY
SUBDIVISION FILING #4
ARCHITECTURAL COMMITTEE

The Architectural Committee of Monument Valley Subdivision, Filing #4
hereby approves the prints for Ken and Sue Thorndill at
320 Dakota Court pursuant to the approval of the following list:

- 1. Square footage (living space) 2293 sq'
- 2. Roof type Tamko Heritage II
- 2a. Roof color Tamko "Weathered Wood"
- 3. Exterior finish type Stucco & ~~1/2~~ brick front
- 3a. Exterior color Diamond Vogel #1E-2W
- 4. Exterior trim type Redwood
- 4a. Exterior trim color Diamond Vogel White

No Wainscot w/Brick

All criteria must meet existing covenants of Monument Valley Subdivision Filing #4.

OWNER APPROVAL
Sue Thorndill
Signature

8/29/95
Date

CONTRACTOR APPROVAL
[Signature]
Signature

8-29-95
Date

COMMITTEE MEMBERS APPROVAL
[Signature]
[Signature]

Signatures

9/6/95
9/6/95

Dates