

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 56895

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 308 E. DAKOTA DRIVE TAX SCHEDULE NO. 2945-193-08-009

SUBDIVISION MONUMENT VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2860

FILING 5 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER WILLIAM A. GIRDLEY NO. OF DWELLING UNITS 1  
 BEFORE: \_\_\_\_\_ AFTER:  THIS CONSTRUCTION

(1) ADDRESS P.O. Box 2604, GRD JCT 81502 NO. OF BLDGS ON PARCEL 0  
 BEFORE:  AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) TELEPHONE (970) 257-7714 USE OF EXISTING BLDGS N/A

(2) APPLICANT SAME AS OWNER DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT

(2) ADDRESS " NEW SINGLE FAMILY DWELLING

(2) TELEPHONE "

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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 35' from PL Rear 35' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENSUS TRACT 14 TRAFFIC ZONE 64

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 W. A. Girdley Date 7/15/96

Department Approval Ronnie Edwards Date 7/15/96

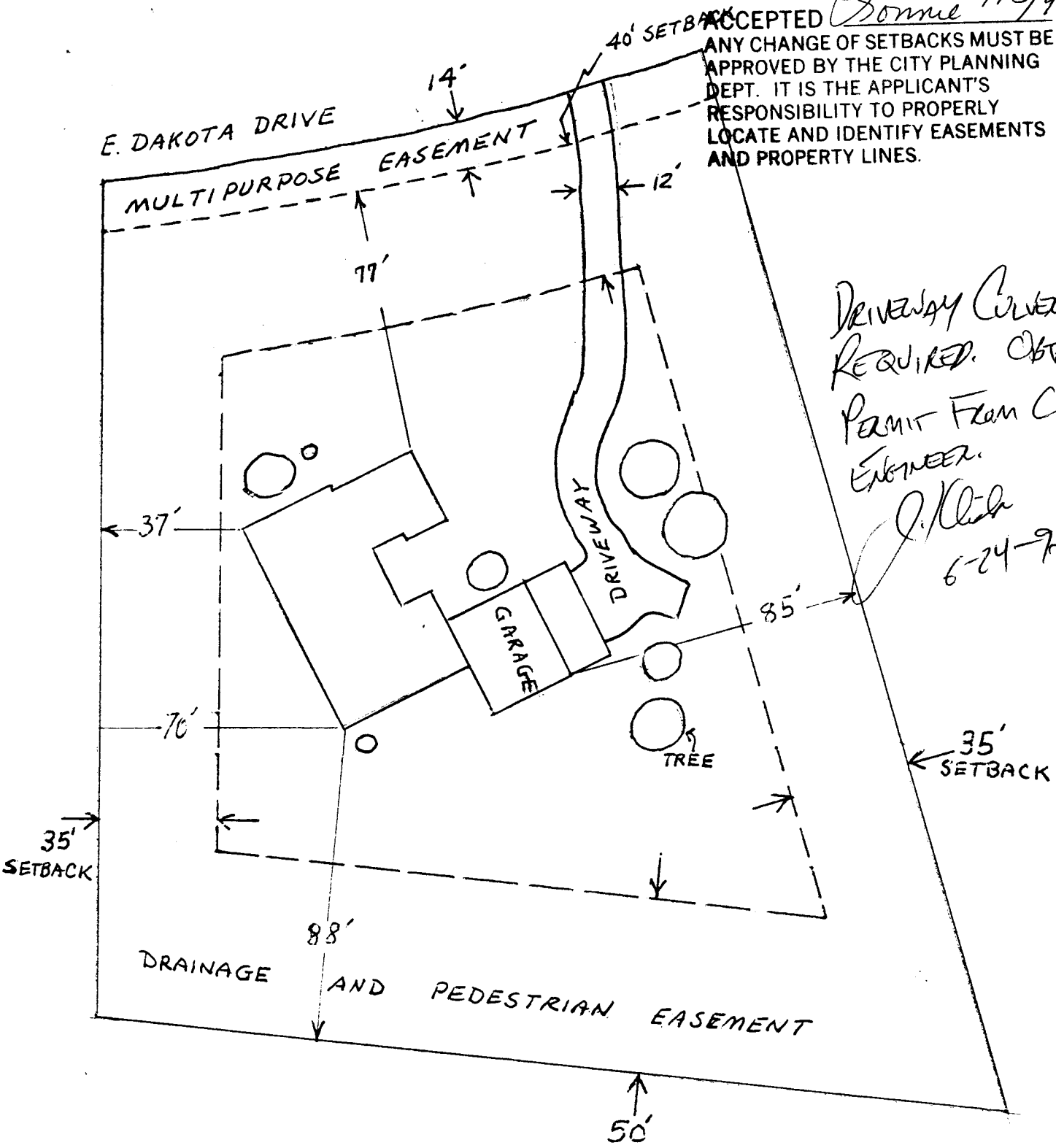
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. WD 9345-3/F

Utility Accounting Millie Fowler Date 7-15-96

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)

*Bonnie 7/15/96*



ACCEPTED  
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.

*DRIVEWAY CURB REQUIRED. OBTAIN PERMIT FROM CITY ENGINEER.*

*J. Kline  
6-24-96*

SITE PLAN 308 E. DAKOTA DRIVE