

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 55314

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

30-0490-01-



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 316 Dakota Ct TAX SCHEDULE NO. 2945-193-02-004
SUBDIVISION Monument Valley #4 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2450
FILING 5 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER David B. G. C. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 371 Lake Kilmory NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-2734 USE OF EXISTING BLDGS —
(2) APPLICANT Bishop Const. DESCRIPTION OF WORK AND INTENDED USE: —
(2) ADDRESS 375 S. Camp Rd New Const. - S/F
(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 50' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2
Side 40' from PL Rear 40' from PL Special Conditions —
Maximum Height — CENS.T. 14 T.ZONE 64 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 3/5/96

Department Approval [Signature] Date 3/6/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8996-S/F

Utility Accounting [Signature] Date 3-6-96

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)

ACCEPTED *Ronnie* 3/6/96
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.

Dakota CT.

316 Dakota CT.

50'06"

158.56'

50'

70'

211.9'

50'

80'

20'

180'

Dakota Dr.

