

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84588



Your Bridge to a Better Community

BLDG ADDRESS 312 DAKOTA DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 368 #

TAX SCHEDULE NO. 2945-193-03-004 SQ. FT. OF EXISTING BLDGS 4,200 #

SUBDIVISION MONUMENT VALLEY ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED 4,568 #

FILING 5 BLK 2 LOT 1

(1) OWNER HANS SCHMIDT

(1) ADDRESS 312 DAKOTA DR.

(1) TELEPHONE 241-7768

(2) APPLICANT MERV HEINECKE
EXTREME CONST.

(2) ADDRESS 817 FALCON WAY

(2) TELEPHONE 255-8116

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS REF.

DESCRIPTION OF WORK & INTENDED USE 16x28w/ ADDIT. BASEMENT

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 PD

SETBACKS: Front 50' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 40' from PL, Rear 40' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

Special Conditions ACCO required.

CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

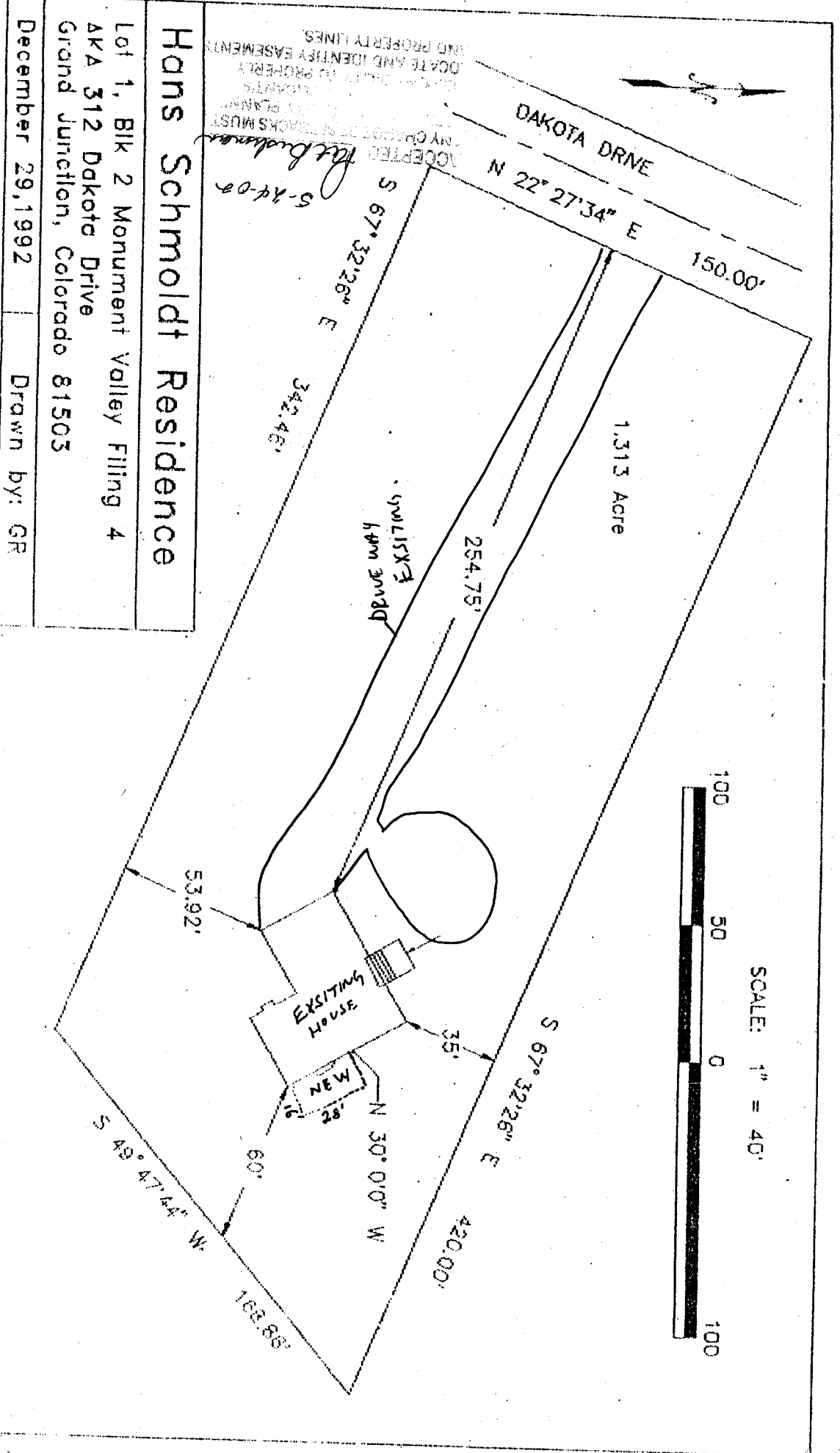
Applicant Signature Merv Heinecke Date 5-24-02

Department Approval Pat Bushman Date 5-24-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/24/02</u>

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)



Hans Schmoldt Residence

Lot 1, Blk 2 Monument Valley Filing 4
 AKA 312 Dakota Drive
 Grand Junction, Colorado 81503

December 29, 1992 Drawn by: GR

ACCEPTED *Pat Buchner* S-24-08
 MY CHANGES TO THIS PLAT MUST BE MADE BY THE GRANTEE.
 LOCATIONS TO PROPERTY AND PROPERTY LINES.

