

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

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

BLDG PERMIT NO. 91189



Building Address 49738-26224 302 East Dakota - 81503 No. of Existing Bldgs 1 Proposed 1  
 Parcel No. 2945-302-08-012 Sq. Ft. of Existing Bldgs 4800\* Proposed 608  
 Subdivision Monument Valley Sq. Ft. of Lot / Parcel ~1.3 acres  
 Filing 5 Block 2 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2000\*

**OWNER INFORMATION:**

Name Ron & Barbara Mack  
 Address 302 East Dakota  
 City / State / Zip Grand Jct, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): R.V. Garage - Detached

**APPLICANT INFORMATION:**

Name RED HART CONST - (Dan)  
 Address 2320 - E 1/2 Rd.  
 City / State / Zip G.J., CO 81503  
 Telephone 234-0822

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 40' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 35' from PL Rear 35' from PL Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_

Voting District A Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 Daniel R. Hart Date 8-29-03  
 Department Approval Jo. Y. W. Dragon Date 9/2/03

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. R.V. Garage  
 Utility Accounting Dotie Kanner Date Sept 2 2003

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

50.47

50.07

N 28°33'32" W 242.48'

S 33°24'16" E 211.19'

55' Act  
35'

40'  
3.5'  
43.5' actual

12" Curber  
East Dakota ROW  
12" Curber

14' Multi-Purpose Easement

EXIST  
Concrete  
Driveway

EXIST  
3 car Garage

302 E. Dakota  
Existing Home

14' Barber Style  
14' Barber Style  
3x3' Concrete  
5' Foot

Proposed  
16x38 RV  
Garage

Proposed  
Gravel  
Drive

18'  
62'

35'

DRIVAGE AND PEDESTRIAN EASEMENT

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
PROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

Site Plan  
302 East Dakota  
Ren a Barber Meek  
Monument Valley  
F-S-R-2 LOT 12  
2945-302-08-012

Site Plan -  
302 East Dakota

North  
12284'