

FEE \$	10.00
TCP \$	
SIF \$	

# PLANNING CLEARANCE

BLDG PERMIT NO. 88755

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



Your Bridge to a Better Community

<sup>43</sup>  
35317-15013

BLDG ADDRESS 318 Dakota Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-193-04-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Monument Valley TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 4 BLK 3 LOT 7 NO. OF DWELLING UNITS:

(1) OWNER Dominic Romero Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 318 Dakota Ct. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 242-1619 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(2) APPLICANT Quality Pools USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) ADDRESS 616 N. 1st. DESCRIPTION OF WORK & INTENDED USE Inground Pool

(2) TELEPHONE 241-8412 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

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

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

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 40' from PL, Rear 40' from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

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 Linda Conditto Date 3-24-03


Department Approval Wishu Wagon Date 3/27/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>pool only</u>
Utility Accounting <u>0</u>	<u>Romero</u>	Date	<u>3-27-03</u>

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

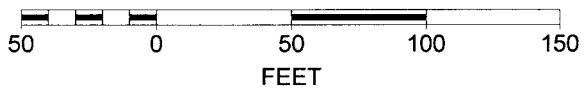
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map

- Airport Zones
  - AIRPORT ROA
  - - CLEAR ZONE
  - CRITICAL ZON
  - RUNWAY 22
  - RUNWAY 29
  - TAXI WAY
- Air Photos
-  2002 Photos
  - Highways
  - Streets 2



SCALE 1 : 860



4/2/03 Revised  
 ACCEPTED *C. Faye Silber*  
 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.

