

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 3091 Aberdeen Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2942-161-00-215 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1907
 Subdivision Dakota West 2943-161-30-001 Sq. Ft. of Lot / Parcel .164 acres
 Filing 2 Block 4 Phase 2 Lot 1
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Molnar Const. Inc.
 Address 4333 Purdy Mesa Rd.
 City / State / Zip Whitewater, CO 81527

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Maria R. Molnar
 Address 4333 Purdy Mesa Rd.
 City / State / Zip Whitewater, CO 81527
 Telephone 970-257-0192 / 640-8099

***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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>A foundation observation</u>		
Voting District <u>C</u>	Driveway Location Approval <u>MM</u> <u>report by a licensed Engineer is req'd for building construction.</u>		
<small>(Engineer's Initials)</small>			

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).

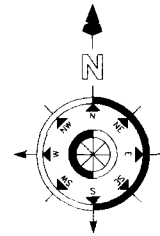
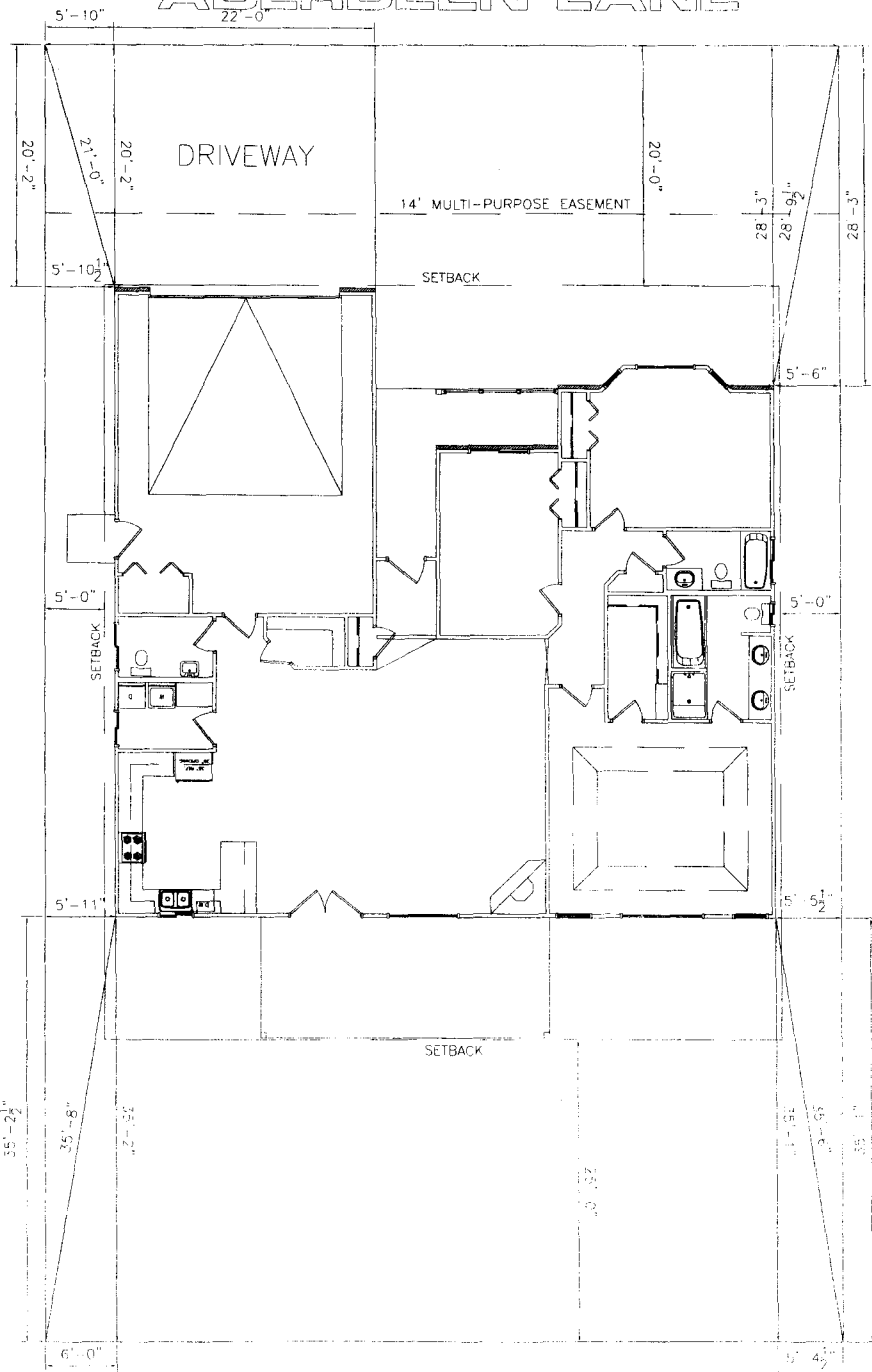
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Shari R. Molnar Date 12-8-04
 Department Approval BP Bayleer Henderson Date 12-9-04

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>17769</u>
Utility Accounting <u>D. O. Aurbolt</u>	Date <u>12/9/04</u>		

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)

ABERDEEN LANE



NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

THIS LOT WAS DRAWN FROM THE PRELIMINARY PLAN FOR DAKOTA WEST SUBDIVISION. LOT DIMENSIONS ARE ESTIMATED.

SITE PLAN INFORMATION	
SUBDIVISION NAME	DAKOTA WEST
LOT NUMBER	2
BLOCK NUMBER	1
STREET ADDRESS	? ABERDEEN LANE
COUNTY	MPSA
HOUSE LIVING SQ. FT.	1906 SF
GARAGE SQ. FT.	587 SF
LOT SIZE	7146 SF
SETBACKS USED	FRONT 26' SIDES 5' REAR 25'

12-2-04
 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.

12/8/04
 Miller

SCALE: 1/8" = 1'-0"