

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

**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

**Community Development Department**

Building Address 8819-15035  
306 E. DAKOTA DR  
 Parcel No. 2945-~~302~~08-010  
 Subdivision Monument Valley  
 Filing 5 Block 2 Lot 10

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 2,322 SF Sq. Ft. Proposed 864 SF  
 Sq. Ft. of Lot / Parcel 49,055 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5,106 SF

**OWNER INFORMATION:**

Name JIM MILLS  
 Address 306 E. DAKOTA DR  
 City / State / Zip G.J. CO.

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): GARAGE / SHOP

**APPLICANT INFORMATION:**

Name CHAD SCITZREITER  
 Address 3010 I 70 B. LOOP  
 City / State / Zip G.J. CO. 81504  
 Telephone 254-2460

**\*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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>35'</u> from PL Rear <u>35'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	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).

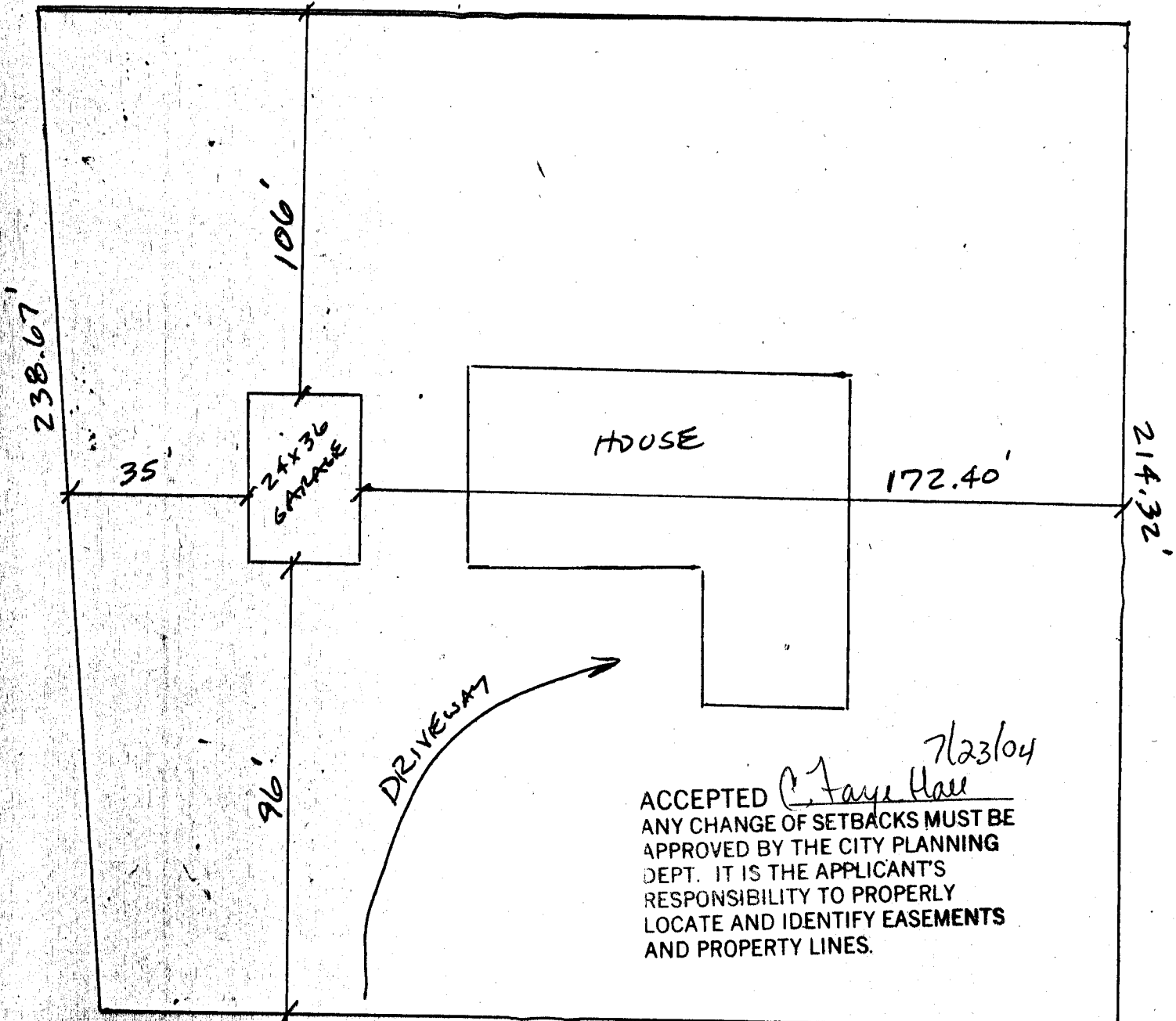
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7/23/04  
 Department Approval Jaye Hall Date 7/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Garage / Shop</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/23/04</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)

231.44'



24x36 GARAGE

HOUSE

DRIVEWAY

172.40'

35'

106'

238.67'

214.32'

96'

202.2'

ACCEPTED C. Faye Hall 7/23/04  
 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.

NORTH

EAST DAKOTA DRIVE