

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

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

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



Your Bridge to a Better Community

43404-26225  
 BLDG ADDRESS 320 Dakota Drive 81503 SQ. FT. OF PROPOSED BLDGS/ADDITION 948<sup>±</sup>  
 TAX SCHEDULE NO. 2945-193-07-003 SQ. FT. OF EXISTING BLDGS 3725 w/garage  
 SUBDIVISION Monument Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 4723<sup>±</sup> Total  
 FILING 5 BLK 1 LOT 3  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER Bernice & Ruth Marasco  
 (1) ADDRESS 320 Dakota Drive  
 (1) TELEPHONE 243-9505  
 (2) APPLICANT RED HART CONST  
 (2) ADDRESS 2320 E 1/2 Road 81503  
 (2) TELEPHONE 234-0822  
 USE OF EXISTING BUILDINGS S/F Residence  
 DESCRIPTION OF WORK & INTENDED USE Addition & Remodel  
 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 40' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 35' from PL, Rear 35' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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).

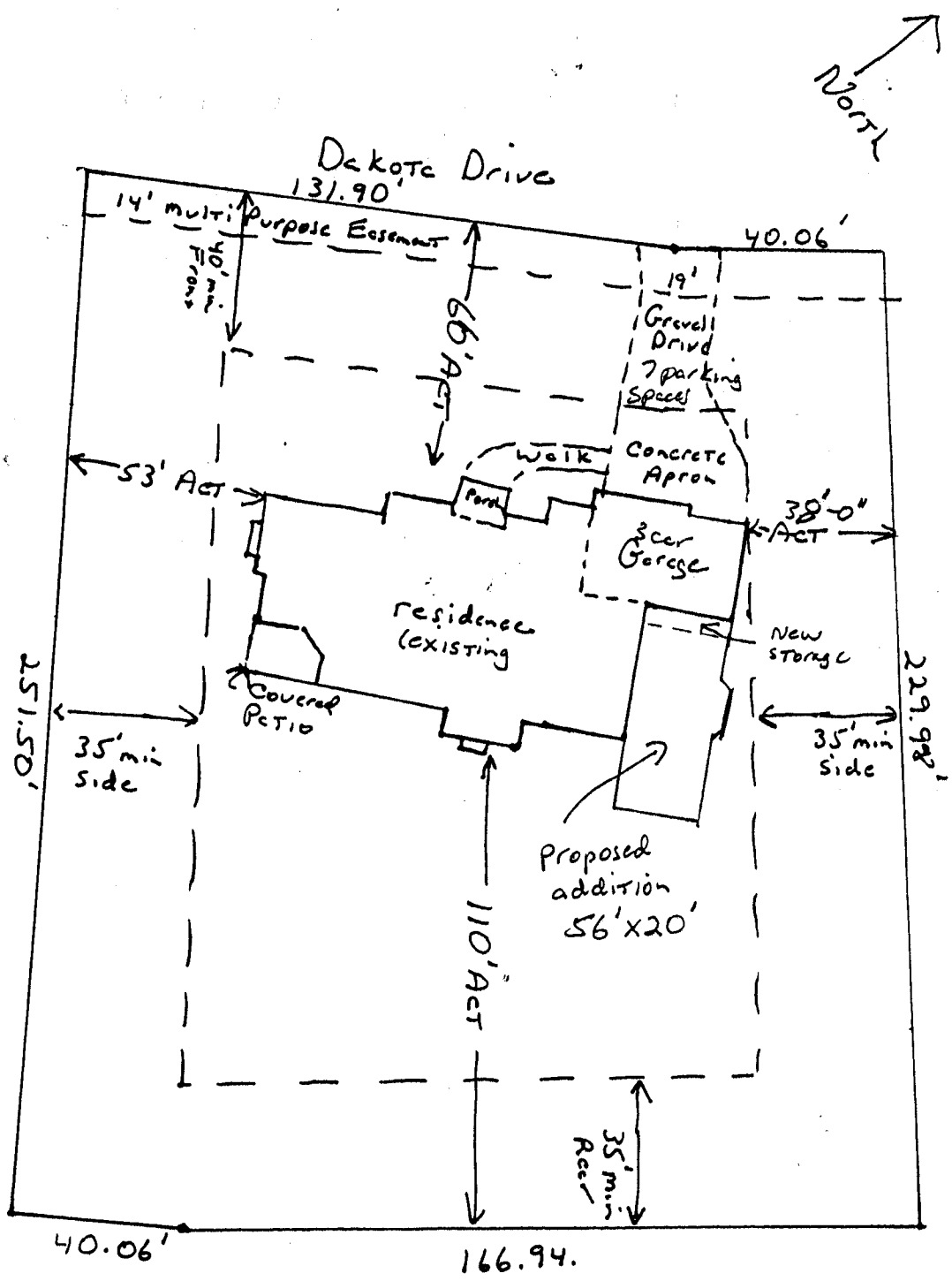
Applicant Signature David R. Dault Date March 27, 2004  
 Department Approval Aylen Henderson Date 3-29-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Owner</u>	<u>Remodel</u>	<u>Interior Only</u>
		Date	<u>3/29/04</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)

# 2945-193-07-003  
 Lot 3  
 Block 1  
 Filing 5  
 Monument Valley  
 Ruth & Bernice Marasco  
 320 Dakota Drive



RED HART CONSTRUCTION, INC.  
 2320 E 1/2 ROAD  
 GRAND JUNCTION, CO 81503-4405  
 (970) 244-8975  
 1" = 40'

3-29-04 Dayleen Henderson  
**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.

Site plan  
 3-27-04