FEE \$ /0 00	
TCP \$	
SIF \$	

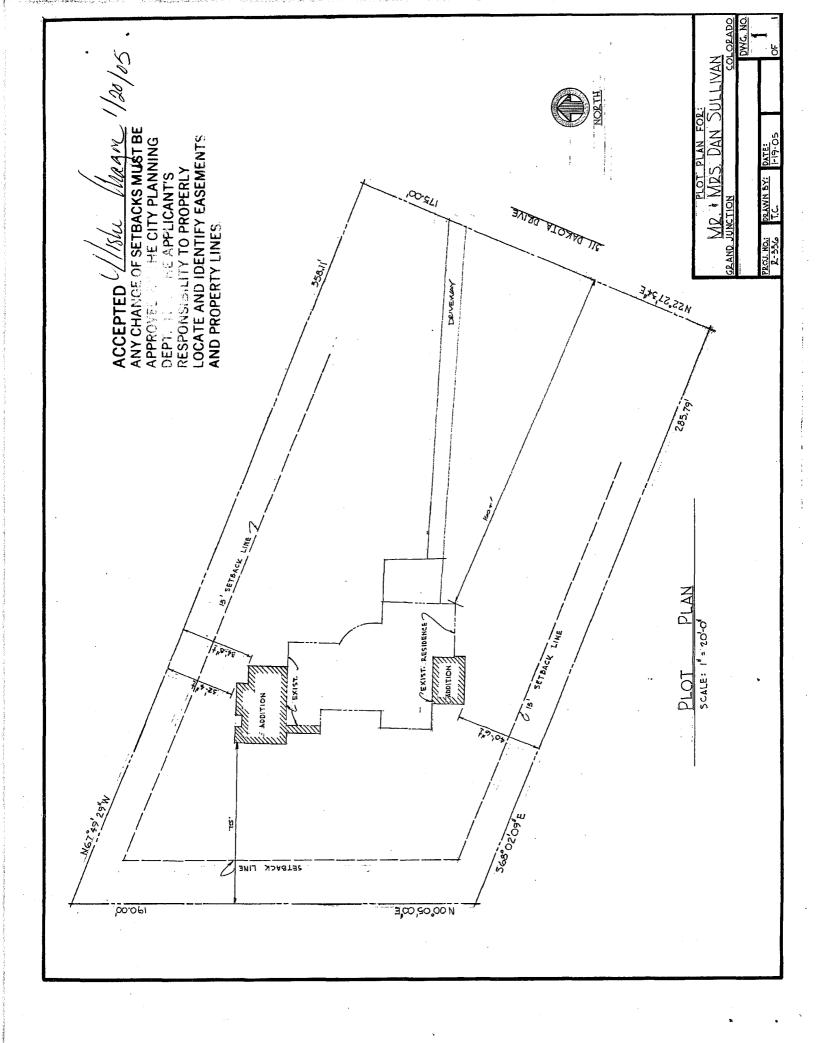


BL PERMIT NO.	

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

32791-214 Schement Department		
BLDG ADDRESS 311 DAKOTA DE	TAX SCHEDULE NO. 2945-193-04-008	
SUBDIVISION MODUMENT VALLEY	1180	
,	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER PHOJEC: JENNIFER SUCLIVAN	NO. OF DWELLING UNITS	
(1) ADDRESS 311 DAKOTA DE.	BEFORE: AFTER: THIS CONSTRUCTION	
(1) TELEPHONE <u>245-6054</u>	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
_	SUSE OF EXISTING BLDGS SINGLE FAMILY RES	
	DESCRIPTION OF WORK AND INTENDED USE: TNTERIOR	
	REMODEL + BEDROOM ADDITIONS	
	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 1901		
ZONE PD	Maximum coverage of lot by structures	
SETBACKS: Front 25' from property line (PL)	Parking Req'mt	
or from center of ROW, whichever is greater  Side/0 / from PL Rear25 / from P	Special Conditions	
Maximum Height	CENSUS TRAFFIC ANNX#	
Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Malsell		
Department Approval MISM Magin	/Date _ <i>1 - 20 - 0 5</i>	
Additional water and/or sewer tap fee(s) are required: YES NO \/ W/O No		
Utility Accounting Grane	Date	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)		
(White: Planning) (Yellow: Customer) (Pin	k: Building Department) (Goldenrod: Utility Accounting)	



City of Grand Junction Planning Department:

We are planning an addition/remodel on our existing home at 311 Dakota Drive, which is in Filing No. 4 of Monument Valley. There is no active homeowners association in this filing. We have confirmed this with Dave Fletcher, developer of Monument Valley and in speaking with other property owners in this filing. Thank you!

Sincerely,

Daniel and Jennifer Sullivan