

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 303 E. Dakota Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-302-07-036 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,290
 Subdivision Monument Valley Sq. Ft. of Lot / Parcel 57,208
 Filing 5 Block 1 Lot 36 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,944 #
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Pandy & Christine Stouder
 Address 2192 Standing Rock Dr.
 City / State / Zip Grand Jet, CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name See Above
 Address _____
 City / State / Zip _____
 Telephone 970-260-0800

***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>PO</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>40'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>35'</u> from PL Rear <u>35'</u> from PL <i>(see Plat for rear setback restrictions)</i>	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) _____	Special Conditions <u>Acco approval required</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAO</u> <small>(Engineer's Initials)</small>		

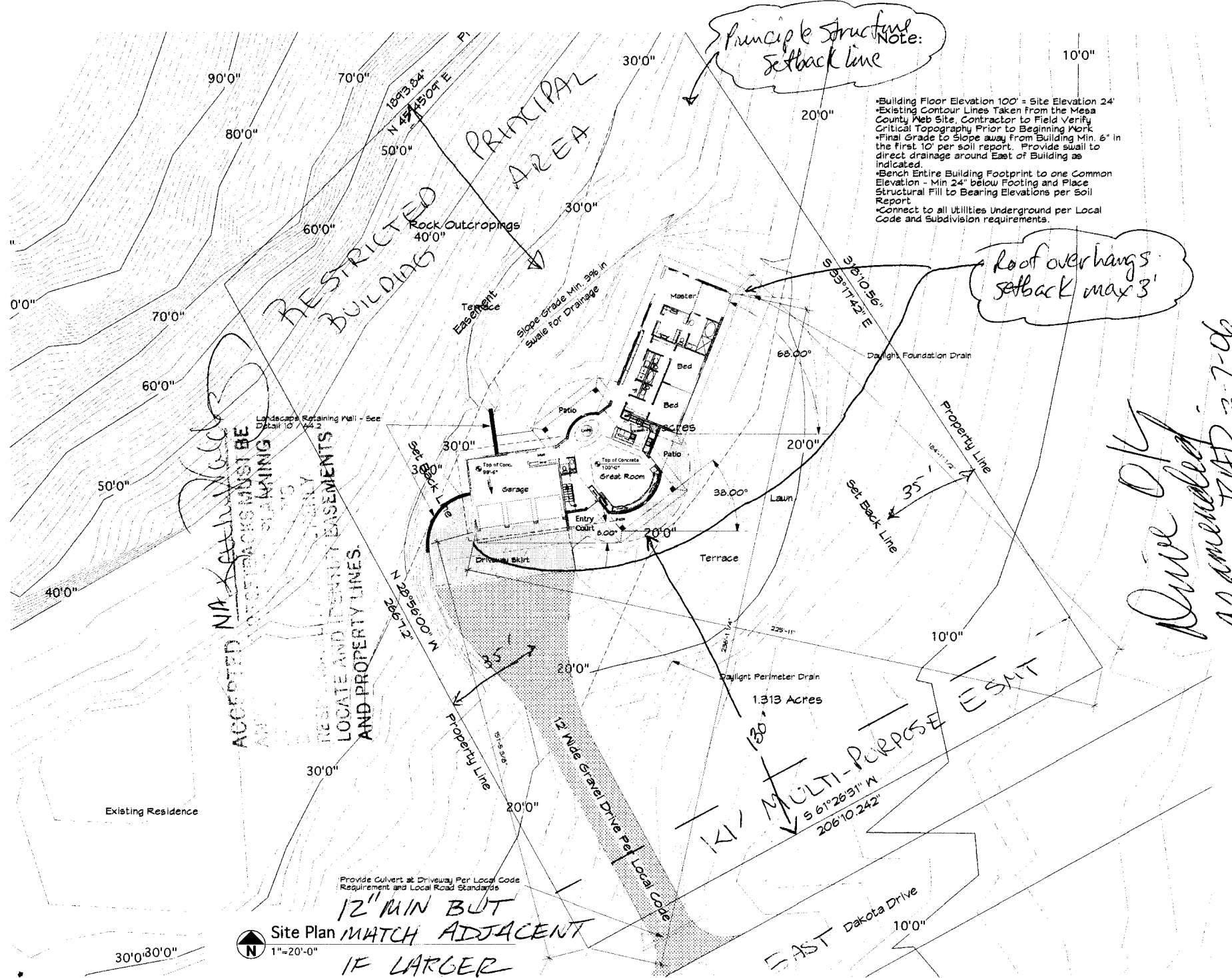
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 2/28/06
 Department Approval NA [Signature] Date 3/13/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18915</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/14/06</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)



Principle Structure
Setback line

Roof overhangs
setback max 3'

- Building Floor Elevation 100' = Site Elevation 24'
- Existing Contour Lines Taken from the Mesa County Web Site. Contractor to Field Verify Critical Topography Prior to Beginning Work
- Final Grade to Slope away from Building Min. 6" in the first 10' per soil report. Provide swall to direct drainage around East of Building as Indicated.
- Bench Entire Building Footprint to one Common Elevation - Min 24" below Footing and Place Structural Fill to Bearing Elevations per Soil Report
- Connect to all Utilities Underground per Local Code and Subdivision requirements.

ACCEPTED ~~NA~~ ~~ATTACHED~~ ~~MUST BE~~ ~~PLANNING~~ ~~ARE~~
 RESTRICTED BUILDING AREA
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

141' MULTI-PURPOSE EIGHT
 S 61°26'31" W
 206'10.242'

12" MIN BUT
 MATCH ADJACENT
 IF LARGER

Drive OK
 no amended PAD 3-7-06

Stouder Residence
 303 East Dakota Drive
 Grand Junction, CO 81503
 970 • 261 • 0800

Edward R. Troyer • Architect
 1102 Walz Avenue • PO Box 734 • Glenwood Springs, CO 81602
 970 • 379 • 4882
 Drawing © 2005, 2006 Edward R. Troyer

Sheet: A1.1
 Issue
 Alternate Permit March 2, 2006
 Revisions Required 7-31-06



1"=20'0"

30'0" 80'0"