

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 472 Dodge St.
 Parcel No. 2943-162-91-001
 Subdivision PRAIRE VIEW
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2880.00
 Sq. Ft. of Lot / Parcel 11,393.08
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,728.00
 Height of Proposed Structure 24 FT

OWNER INFORMATION:

Name LARRY Monger
 Address 3220 E 1/2 RD
 City / State / Zip Clifton Co. 81520

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Tod Monger
 Address 424 32 RD #190
 City / State / Zip Clifton Co. 81520
 Telephone 434-6365

***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 RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions fence requires a 10'
 Voting District C Driveway Location Approval TRAD gate for GJDD ingress/egress
 (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).

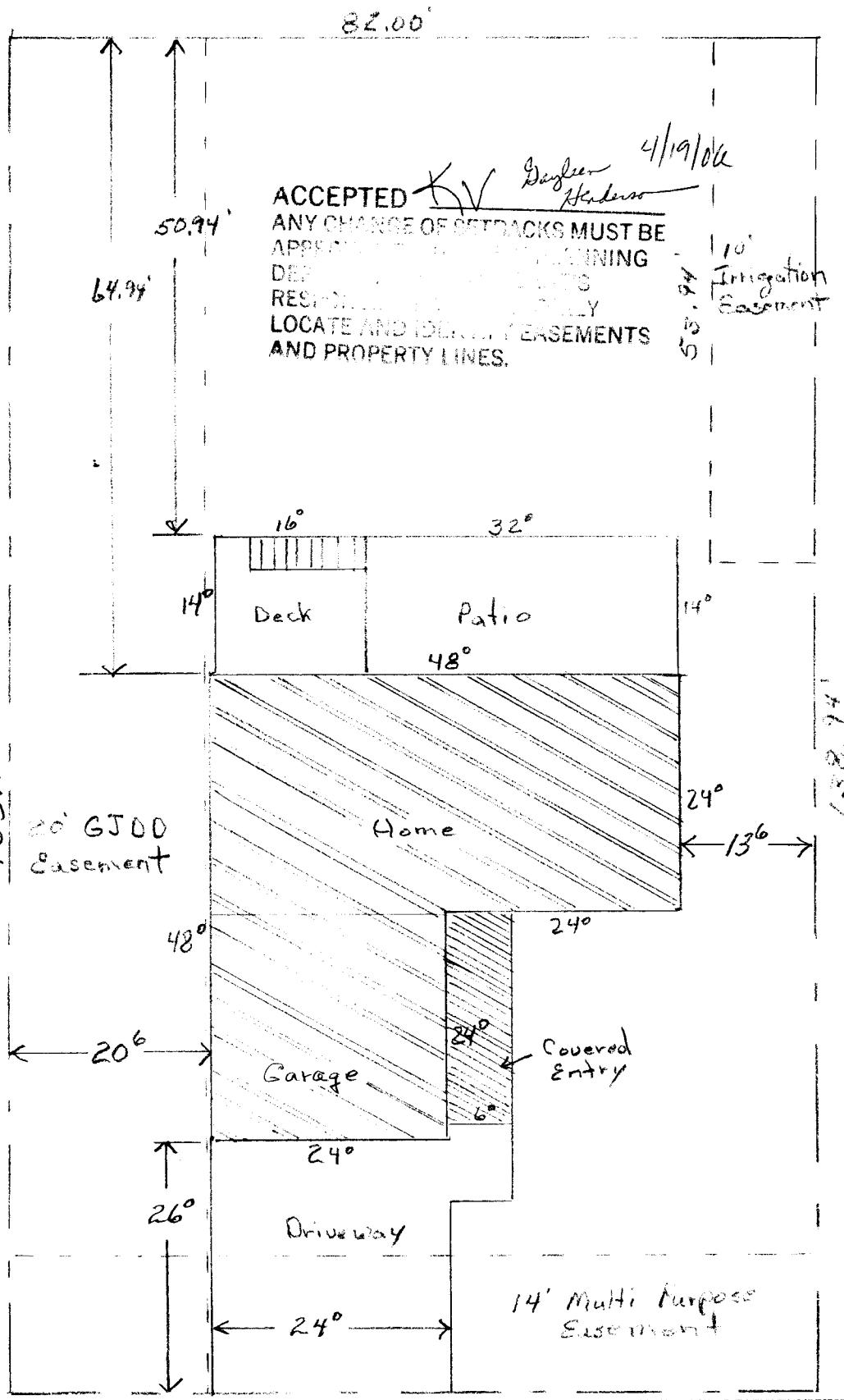
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-11-20
 Department Approval [Signature] Date 4-19-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19030

Utility Accounting [Signature] Date 4/19/06

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)



← N
 Scale 1" = 16'

Dodge Street
 472 Dodge St.
 Lot 1 Block 1
 Prairie View

Parcel # 2943-162-91-001

Dave OK
 TRAD
 4-14-06