

FEE \$ <u>10.00</u>
TCP \$
SIF \$

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

## Community Development Department

110340-11791

Building Address 264 26<sup>1</sup>/<sub>4</sub> Rd

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-262-00-036

Sq. Ft. of Existing Bldgs 2085 Sq. Ft. Proposed 576

Subdivision \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Dakota Land Development LLC

Height of Proposed Structure 18'

Address 325 Dakota Cr

**DESCRIPTION OF WORK & INTENDED USE:**

City / State / Zip Grand Junction CO 81503

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition Porch
- Other (please specify): 2 Car Garage

**APPLICANT INFORMATION:**

Name Dakota Land Development LLC

**\*TYPE OF HOME PROPOSED:**

Address 325 Dakota Cr

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

City / State / Zip G. J. CO 81503

NOTES: \_\_\_\_\_

Telephone (970) 248-9818

**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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	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 2/16/07

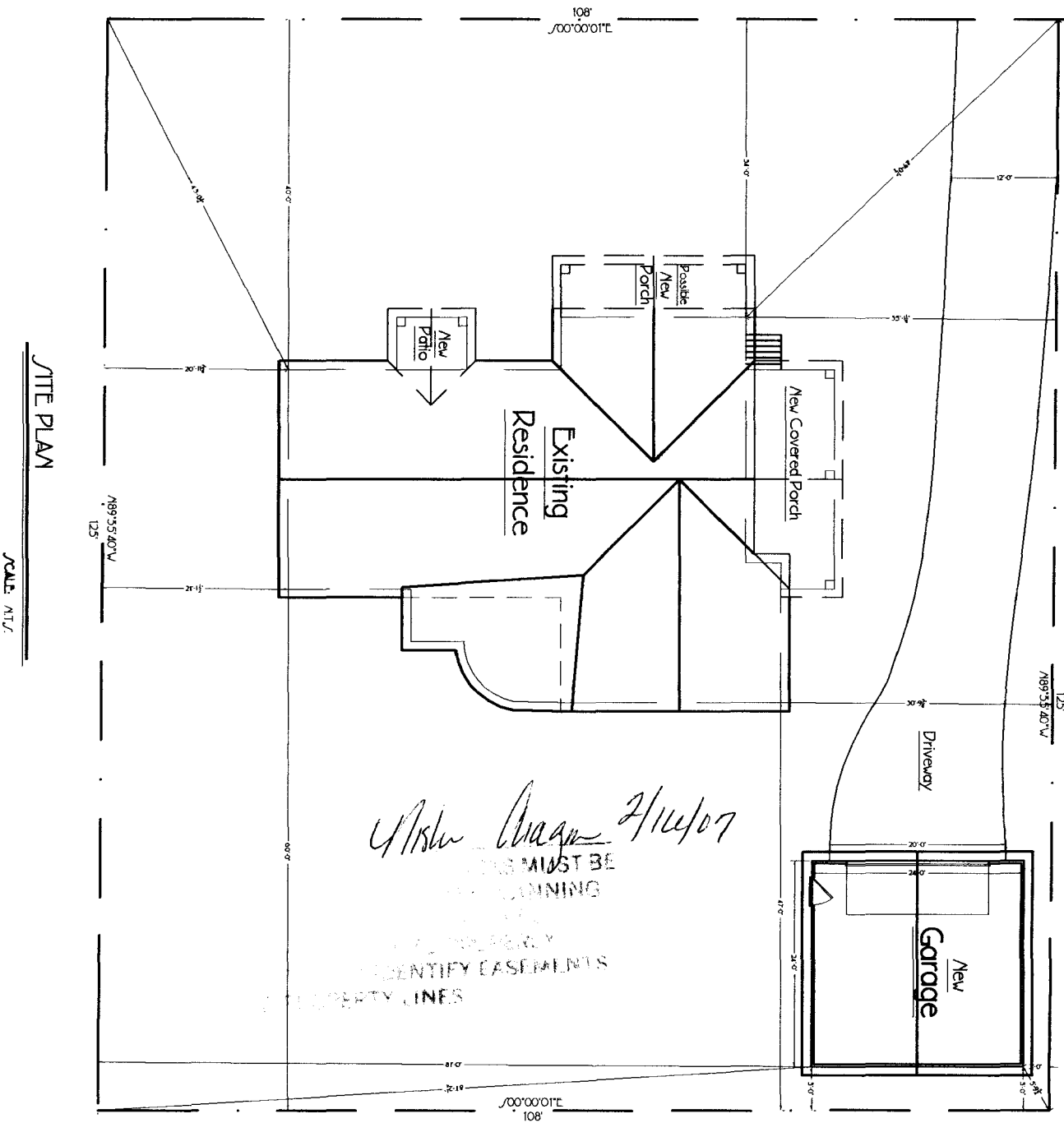
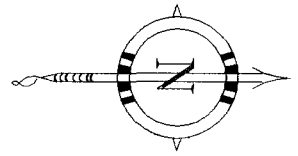
Department Approval [Signature] Date 2/16/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO SWR / WTR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/16/07</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)

# 26 1/4 Road



**Dakota Land Development**

264 26 1/4 Road  
Grand Junction, CO

**Austin & Augusta Design**

& Construction Management  
2441 Bella PAGO Drive  
Grand Junction, CO 81503