

FEE \$	10.00/
TCP \$	
SIF \$	

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

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

87923-15032

Building Address 301 E Dakota Cir  
Parcel No. 2945-302-07-037  
Subdivision Monument Valley  
Filing 5 Block 1 Lot 37

No. of Existing Bldgs 1 No. Proposed 0  
Sq. Ft. of Existing Bldgs 4935 Sq. Ft. Proposed 880  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure φ

**OWNER INFORMATION:**

Name Tim & Lisa Foster  
Address 301 E Dakota  
City / State / Zip GJ CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 20x44 inground pool

**APPLICANT INFORMATION:**

Name Watermark Spas & Pools  
Address 2491 Hwy 6 E 50  
City / State / Zip GJ CO 81505  
Telephone 241-4133

**\*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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>35</u> from PL Rear <u>35</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>inground pool</u>
Voting District _____	<u>per PD.</u>
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 \_\_\_\_\_ Date 2-14-07  
Department Approval \_\_\_\_\_ Date 2/14/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Sewer Charge</u>
Utility Accounting _____	Date <u>2/14/07</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)

