

FEE \$	10.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

23395-15005-

Building Address 317 Dakota Dr.
 Parcel No. 2945-193-02-003
 Subdivision Monument Valley
 Filing 4 Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1850 Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel 1.1 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Kent Mordenberg
 Address 317 Dakota Dr.
 City / State / Zip Grand Junction, CO

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

APPLICANT INFORMATION:

Name Sturdy Built Structures
 Address 1452 16 Rd.
 City / State / Zip Loma, CO 81524
 Telephone 858-1103

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: NO SWR WTR

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 PD (RSF-1 underlying zone)
 SETBACKS: Front Accessory 0.5' from property line (PL)
 Side 3' from PL Rear 10' from PL
 Maximum Height of Structure(s) RSF-1 35'
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures PD
 Permanent Foundation Required: YES _____ NO _____
 Parking Requirement _____
 Special Conditions _____

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).

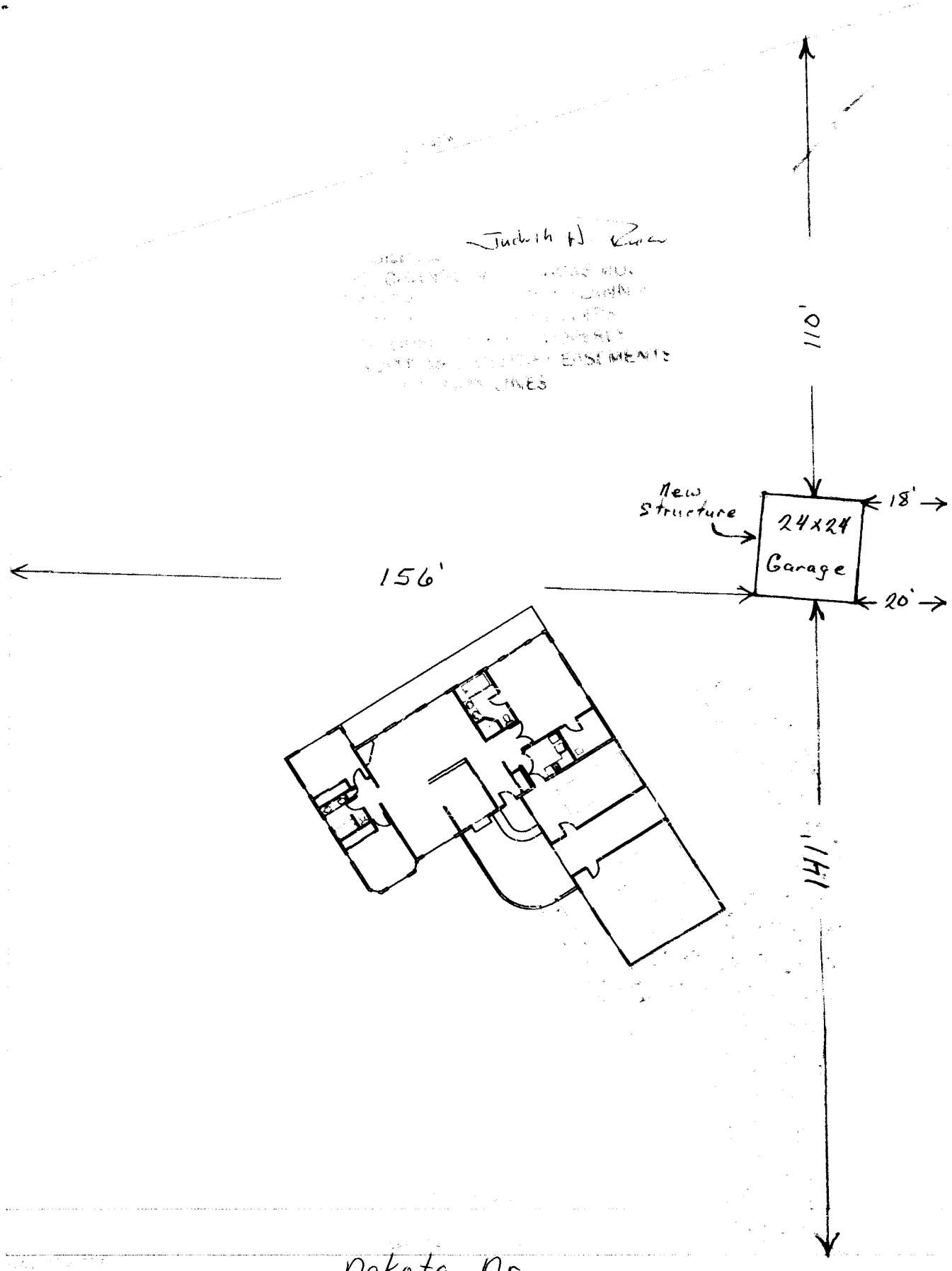
Applicant Signature Marcus Row Date 2-13-07
 Department Approval Julian A. Rice Date 2/13/2007

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO WTR / SWR Charge</u>
Utility Accounting	Date <u>2/13/07</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)

Judith H. Rice

TO GRANT THE ABOVE NAMED
PROPERTY TO THE COUNTY OF
SOUTH DAKOTA FOR THE PURPOSES
OF THE STATE OF SOUTH DAKOTA
FOR THE PURPOSES OF THE
STATE OF SOUTH DAKOTA



Dakota Dr.