

FEE \$	10.00
TCP \$	∅
SIF \$	∅

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

BLDG PERMIT NO. _____

Building Address 320 DAKOTA CT.
 Parcel No. 2945-193-02-006
 Subdivision MONUMENT VALLEY
 Filing 4 Block 1 Lot 6

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2265 Sq. Ft. Proposed 418
 Sq. Ft. of Lot / Parcel 54,886
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6000
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name MICHAEL & LORETT O'Connell
 Address 320 DAKOTA CT.
 City / State / Zip GRAND Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name KEYSTONE CUSTOM BUILDERS
 Address P.O. Box 1807
 City / State / Zip GRAND Jct, CO 81502
 Telephone 970-243-9428

***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' 50'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>40'</u> from PL Rear <u>40'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

PAID
MAY 05 2008
TB

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 Gregory K. DeGulch Date 5/5/08

Department Approval Gayleen Henderson Date 5-5-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>5/5/08</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)

$\Delta = 16^{\circ} 54' 48''$
 $R = 565.00'$

$\Delta = 49^{\circ} 13' 57''$
 $R = 25.00'$

320 DAKOTA CT.

10' UTILITY EASEMENT

$\Delta = 46^{\circ} 06' 06''$
 $R = 50.00'$

273.54'

NEW ASPHALT DRIVE

SET BACK LINE (TYP.)

46'-11" ±

14'-0" EXIST. ASPHALT DRIVE

ADD'N

EXIST. RESID.

241.20'

5-5-08

ACCEPTED *Gayle Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

N 01° 13' 35" W

SET BACK LINE (TYP.)

S 07° 29' 05" W

S 87° 13' 30" W

181.50'

PLOT PLAN