

FEE \$	10
TCP \$	2,554
SIF \$	460

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

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Building Address 2977 Dobra St
 Parcel No. 2943-201-00-001 (PMA)
 Subdivision Monarch Ridge "A"
 Filing 1 Block 1 Lot 16

No. of Existing Bldgs _____ No. Proposed 2
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2880 *to 41*
 Sq. Ft. of Lot / Parcel 2000 (1440/ea) *Both Units*
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Eric Ledner
 Address 120 Pondosa Dr
 City / State / Zip Ridgeway Ca 91432

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

APPLICANT INFORMATION:

Name DAG Custom Homes
 Address 2431 New Orchard Ct
 City / State / Zip CA Ca 91506
 Telephone 255-0455

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

PAID
MAY 14 2009

NOTES: 1/2 of Duplex RB

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 PLANNING STAFF

ZONE R-8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District "E" Driveway Location Approval [Signature] Special Conditions Engineer Found req
 (Engineer's Initials)

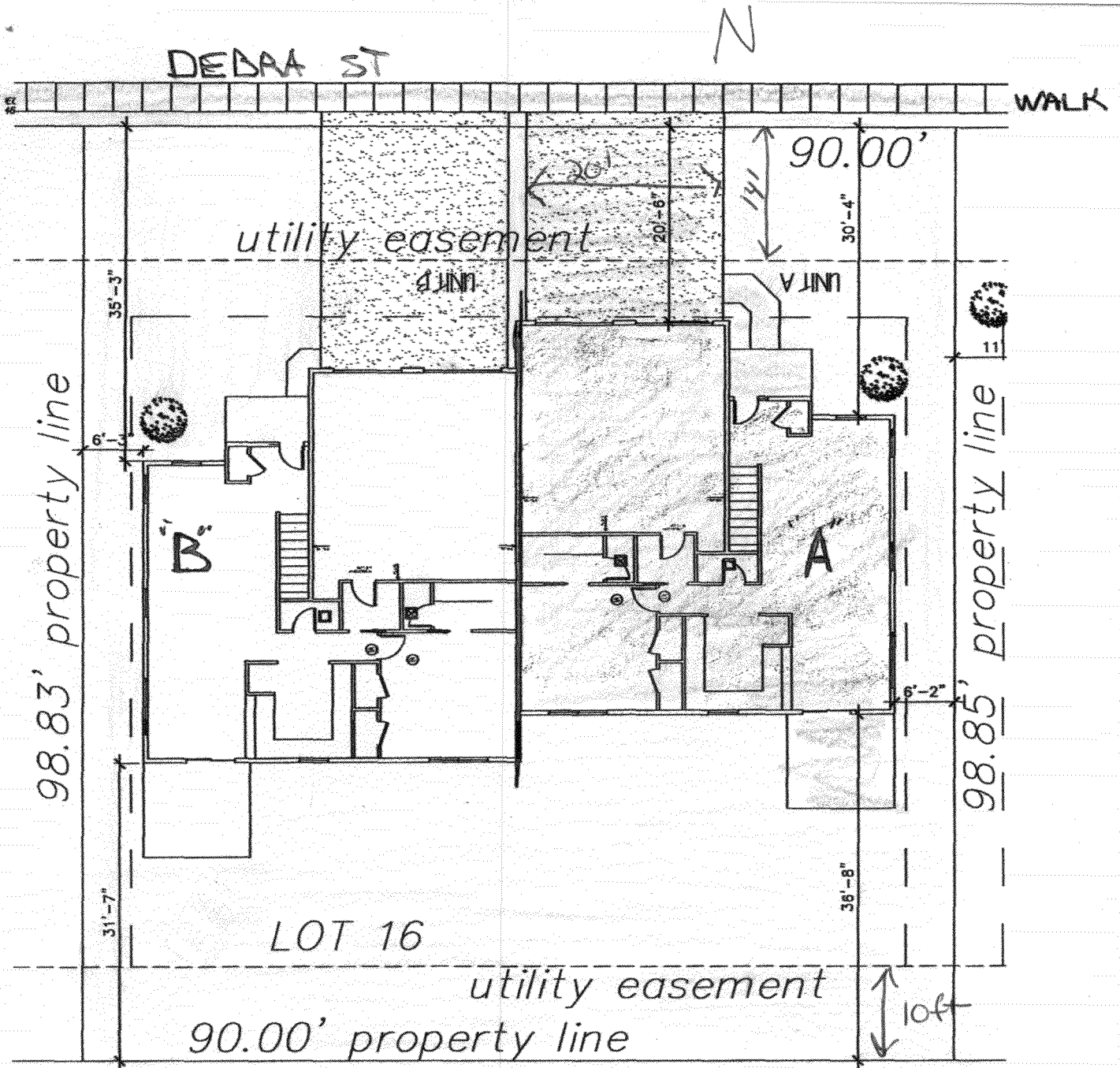
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 4/24/09
 Planning Approval [Signature] Date 4/27/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21408</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-14-09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



405.00'

1 SITE PLAN
1/8" = 1'-0"

SETBACKS
 FRONT / NORTH = 20'-6"
 REAR / SOUTH = 31'-7"
 SIDE / EAST = 6'-2"
 SIDE / WEST = 6'-3"

2997 DEBRA ST UNIT "A"
 DRIVE IS 80' WIDE @ STREET
 SCALE IS APPROX 1/16" = 1 FOOT

ACCEPTED *n C McKee*
 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.

MONARCH RIDGE
 LEAFWING