

PCR-2010-328

5.00 cash reqd 35912

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# PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

15035-1

Building Address 306 E - DAKOTA DR 91507  
 Parcel No. 2945-302-08-010  
 Subdivision Monument Valley  
 Filing 5 Block 2 Lot 10

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 3100 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 49,055   
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5106   
 Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Tom & Irene Soucek  
 Address 306 E. DAKOTA DR  
 City / State / Grand Jct, Colo

### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 2' x 9' Bay window

### APPLICANT INFORMATION:

Name Quality Home Concepts  
 Address 517 melody lane  
 City / State / Grand Jct, Colo  
 Telephone 261-9739

### \*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 PLANNING 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	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(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 Wanda Wriggle Date 10-25-10  
 Planning Approval [Signature] Date 10-25-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>W/WRN/SWA Charge</u>
Utility Accounting		Date <u>10/25/10</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map ©



ACCEPTED *1/15/14*  
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

*Say wisow*