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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 307 Dakota Dr.
 Parcel No. 2945-193-04-010
 Subdivision Mount Valley Filing 4
 Filing 4 Block 3 Lot 10

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel 56,214
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Jim Langford
 Address 307 Dakota Dr.
 City / State / GS CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name On Track Builders Inc
 Address 965 E. Otley Ave
 City / State / Fruta CO 81521
 Telephone 970-201-1752

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): OCT 27 2010

NOTES: Detached Garage

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 PD
 SETBACKS: Front 50 20 from property line (PL)
 Side 40 15 from PL Rear 40 30 from PL
 Maximum Height of Structure(s) _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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

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 10/25/10

Planning Approval [Signature] Date 10/25/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no water no sewer

Utility Accounting [Signature] Date 10-27-10

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 ©

307 Dakota Dr



10-21-10

ACCEPTED

Chris Reynolds

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 OTHER FEATURES.