

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO. 70728

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

④

18-019

BLDG ADDRESS 2662 Dahlia Court TAX SCHEDULE NO. 2945-021-~~00~~019

SUBDIVISION Cherryhill Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200

FILING BLK - LOT 19 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER HURST F. OTTO NO. OF DWELLING UNITS  
BEFORE: - AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2678 Capra Way East NO. OF BLDGS ON PARCEL  
BEFORE: - AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-6295 USE OF EXISTING BLDGS -

(2) APPLICANT Some DESCRIPTION OF WORK AND INTENDED USE: House

(2) ADDRESS Some

(2) TELEPHONE Some

**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 RSF-4 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 45' from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 10 TRAFFIC 20 ANNEX# \_\_\_\_\_

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 Hurst F. Otto Date 6-16-99

Department Approval Patricia J. Paul Date 6-16-99

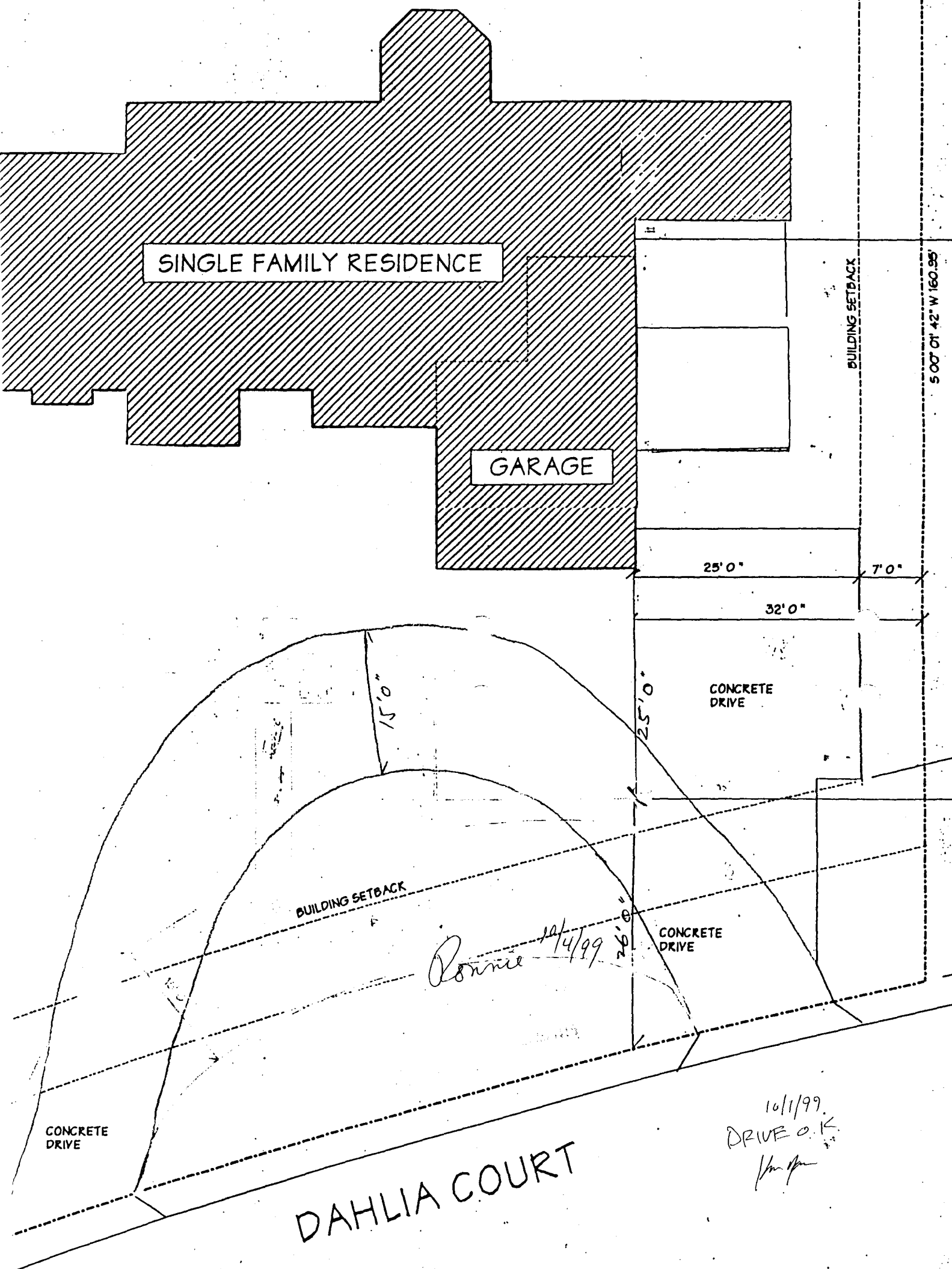
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12343

Utility Accounting Debi Wehelt Date 6-17-99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)





SINGLE FAMILY RESIDENCE

GARAGE

BUILDING SETBACK

25' 0"

7' 0"

32' 0"

CONCRETE DRIVE

CONCRETE DRIVE

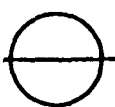
CONCRETE DRIVE

BUILDING SETBACK

DAHLIA COURT

*Ponnie 10/14/99*

*10/11/99  
DRIVE O.K.  
[Signature]*



**SITE PLAN**

SCALE: 1"=10'-0"

5 00' 01" 42" W 160.95'