

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 70581

IF \$ 292.00

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

94

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2664 Dahlia Ct TAX SCHEDULE NO. 2945-021-~~00-017~~ B-018

SUBDIVISION Cherry Hills Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 1 BLK Cherry Hills Sub LOT 18 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Timothy & Kathy Stern NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2671 Hemlock Ct. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-4612 USE OF EXISTING BLDGS -0-

(2) APPLICANT "OWNER" DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ New Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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'/23' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height 32' _____

CENSUS TRACT 10 TRAFFIC ZONE 20

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Timothy Stern Date 6/10/99

Department Approval Bonnie Edwards Date 6/28/99

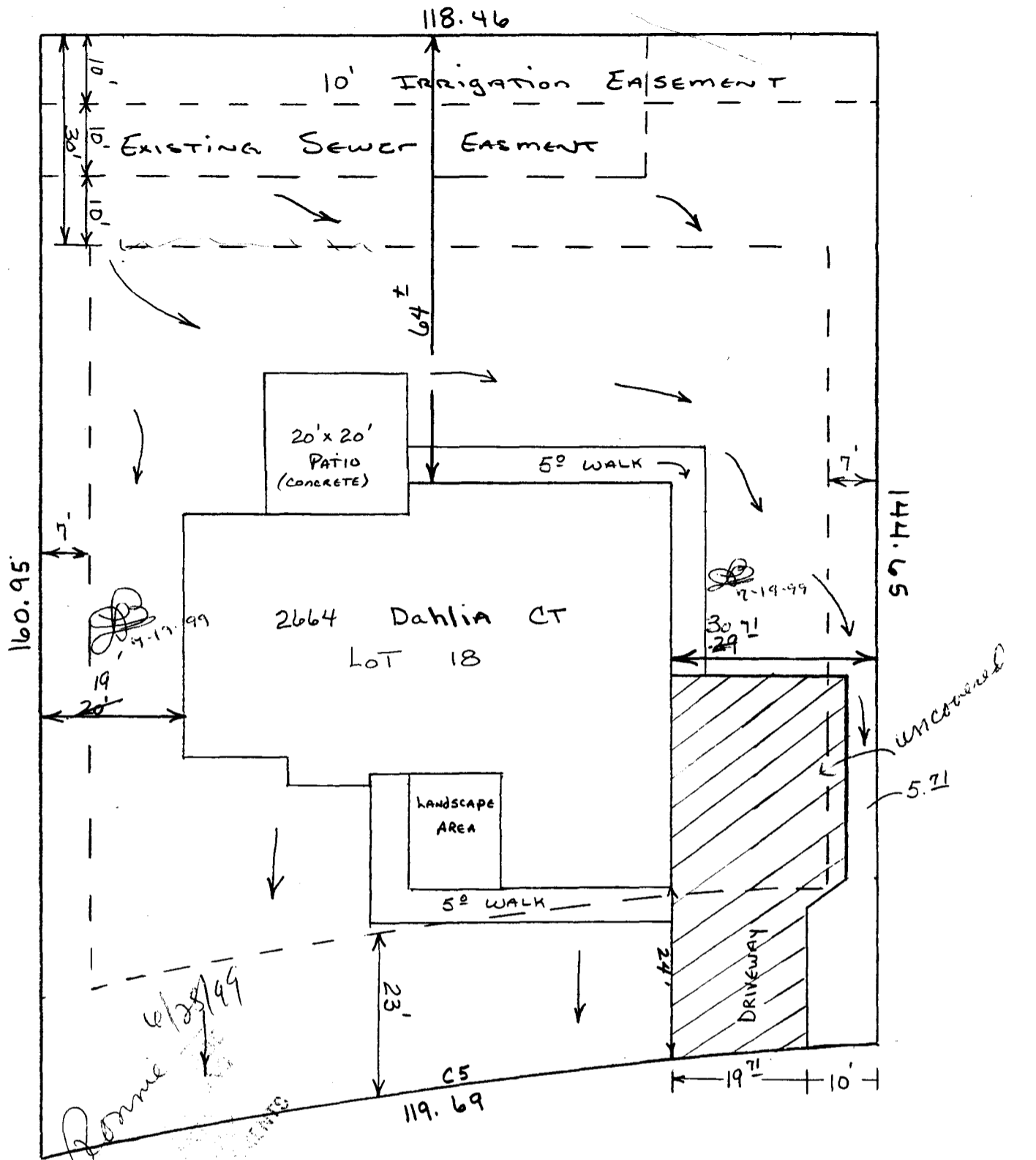
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12432

Utility Accounting Tammy Bensley Date 6/28/99

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)

SITE / DRAINAGE PLAN



6/28/99

2664 Dahlia Ct.

*Done OK
Ruth Davis
6-17-99*

- = DRIVEWAY
- = DRAINAGE
- = SET BACKS

Approx Scale 1" = 20'

