	FEE\$	10.00	
	TCP \$	0	_
-,-!	SIF \$	292.00	



BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

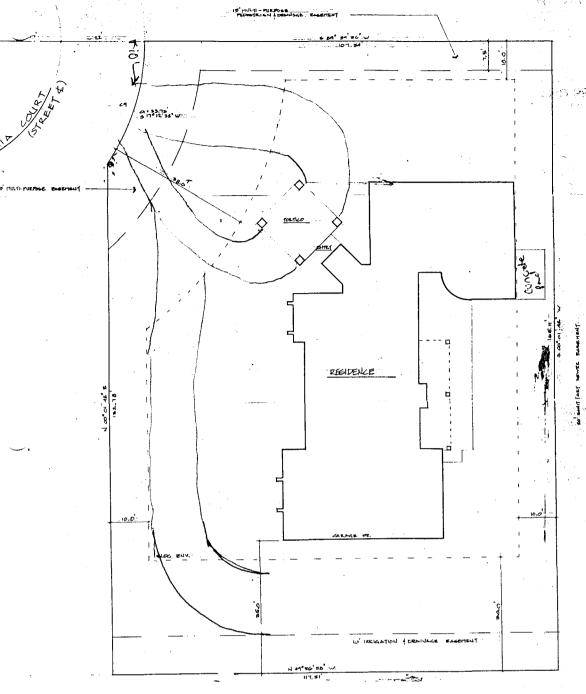
Community Development Department



	18				
BLDG ADDRESS 2673 DAHLIA CFAX SCHEDULE NO. 2945-021.014					
SUBDIVISION CHERRYHILL	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3700				
FILING BLK LOT 14	SQ. FT. OF EXISTING BLDG(S)				
(1) OWNER PAUL RIENSCHE	NO. OF DWELLING UNITS				
(1) ADDRESS	BEFORE: AFTER: THIS CONSTRUCTION				
(1) TELEPHONE 242-6550	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION				
(2) APPLICANT WITT HOMES					
(2) ADDRESS POBOX 628 PARACHUTE COESCRIPTION OF WORK AND INTENDED USE: YEW HOM					
(2) TELEPHONE 285- 7536					
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " 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.					
1412 SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘				
ZONE RSF-4	Maximum coverage of lot by structures				
SETBACKS: Front <u>20</u> from property line (PL) or from center of ROW, whichever is greater	Parking Req'mt				
	Special Conditions				
Sidefrom PL Rearfrom F Maximum Height	CENSUS 10 TRAFFIC 20 ANNX#				
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 Kichail With Date 6-21-99					
Department Approval Patrice Parish	Date 6-21-97				
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12356					
Utility Accounting Date 6/21/99					
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)					

bl. 6-21-9'

A PASIMENTS



CHERRYHILL SUBD.
LOT 14
.440 ACRES
SEC. 2, TIS, RIV
CITY OF CRAND JUNKTION
THEA COUNTY
COLORADO

SITE PLAN

Dive Down 99 Rull 19.99