

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 76148



e*

Your Bridge to a Better Community

BLDG ADDRESS 659 Cordial Court SQ. FT. OF PROPOSED BLDGS/ADDITION 3806

TAX SCHEDULE NO. 2945-021-18-008 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Cherry Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 3,806

FILING 1 BLK _____ LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Rae Benton NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS Edwards Colorado USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE Roan cliff Corp dbq
Witt Homes

(2) APPLICANT Roan cliff Corp dbq DESCRIPTION OF WORK & INTENDED USE Residence
Witt Homes

(2) ADDRESS 73J Sippelle Dr. TYPE OF HOME PROPOSED:
Parachute 81435
970-285-7536

Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 20 ANN# _____

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 [Signature] Date 7/24/00

Department Approval [Signature] Date 7/26/00

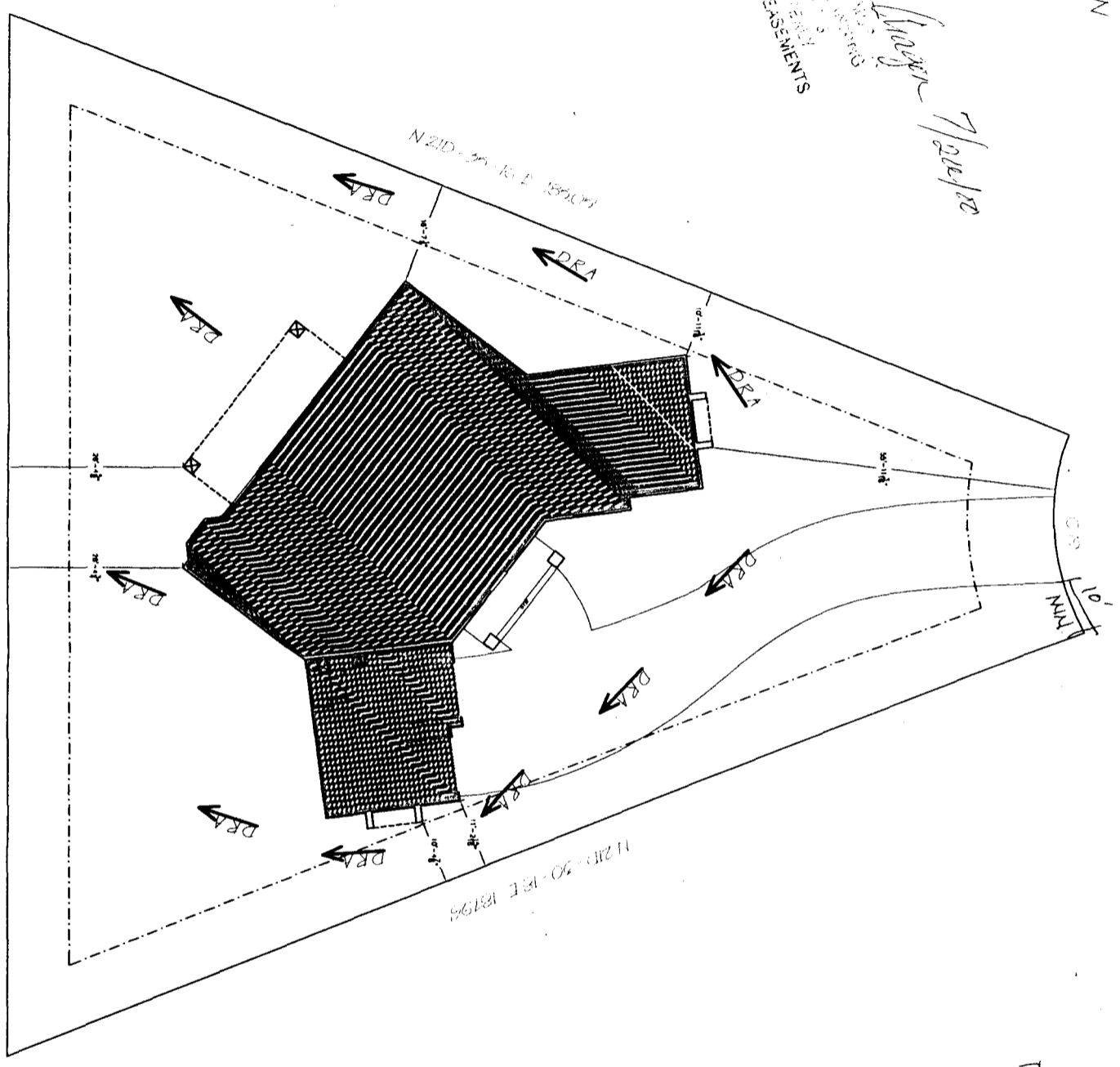
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13289</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/27/00</u>

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)

659 CORDIAL COURT
 CHERRY HILL SUBDIVISION
 GRAND JUNCTION, CO
 BLOCK 6, LOT 1
 400 ACRES
 SCALE 1" = 20'

APPROVED
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES
Robert Meyer
 7/26/00



7/26/00
 DAVE D.T.
David D.T.

A*1

659 CORDIAL COURT
 BENTON RESIDENCE, GRAND JUNCTION, CO

WITT HOMES
 QUALITY BUILT HOMES
 73 J SIPPRELLE DR., PARACHUTE, COLORADO 81330
 (970) 285-7536 FAX (970) 285-7596