

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 77550



Your Bridge to a Better Community

BLDG ADDRESS 2658 DAHLIA SQ. FT. OF PROPOSED BLDGS/ADDITION 2528  
 TAX SCHEDULE NO. 2945-021-18-026 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Cherry Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2528  
 FILING 1 BLK 21 LOT 21 NO. OF DWELLING UNITS:  
 Before: 1 After: \_\_\_\_\_ this Construction  
 (1) OWNER Stremel Homes LLC NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 3661 G.7 Rd USE OF EXISTING BUILDINGS N/A  
Palisade CO 81526  
 (1) TELEPHONE 234-5493 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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 50%  
 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 35' Special Conditions \_\_\_\_\_  
 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).

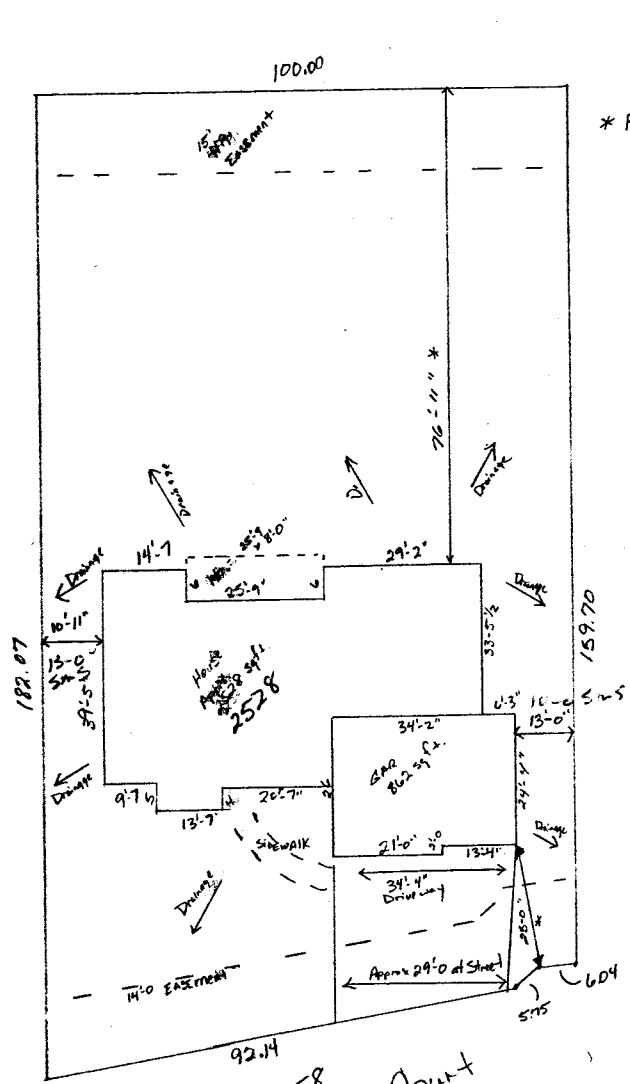
Applicant Signature [Signature] Date 11-2-00  
 Department Approval [Signature] Date 11/3/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O# <u>13546</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11-13-00</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)

ACCEPTED *11/13/00*  
*Paul Wilson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Scale  $1/16" = 1'-0"$

\* Front Set Back to increase To 30'-0" TBD at Time of Staking

Top of Foundation To Be 1'-0" ABOVE  
 While on high side  
 center of lot approx to Be 2'-0"

DRIVE OK  
 EH  
 11/6/00

26.58  
 Dahlia Court  
 Lot 21 BK 1  
 Cherry Hill Sub