

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 75754



EX

Your Bridge to a Better Community

BLDG ADDRESS 2660 DAHLIA SQ. FT. OF PROPOSED BLDGS/ADDITION 2,352 Sq

TAX SCHEDULE NO. 2945-021-18030 FT. OF EXISTING BLDGS —

SUBDIVISION Cherry Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 2352#

FILING _____ BLK _____ LOT 20 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2690 Jentry Ct USE OF EXISTING BUILDINGS vacant

(1) TELEPHONE 242-8662 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT Triple D Homes TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3448 Ruby mesa ct

(2) TELEPHONE 241-9325

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~~ RSF-4 (per zoning) Maximum coverage of lot by structures ~~50%~~ 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'~~ 35' Special Conditions Zoning inadvertently changed to RSF-3. City will do a correction

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 Sharon Albright Date 7-7-00

Department Approval Santa Costello Date 7-7-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13234</u>
Utility Accounting	<u>OM Cole</u>		Date <u>7/8/00</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)

EXISTING SANITARY SEWER EASEMENT

L23

PROJECT LATERAL 6" CA EASEMENT

not to scale

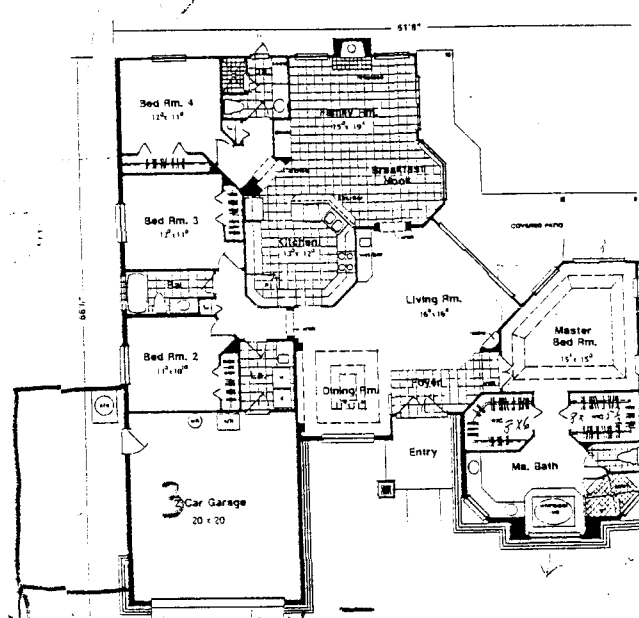
Lot 20

N00°01'42"E 222.06'

S00°01'42"W 193.22'

21
CRESES

ACCEPTED SAC 7/7/00
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.



13'

20'

55'

15'

CAAY

L33 L34

Dahlia Ct.
108°19'39"

10' IRRIGATION EASEMENT