

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

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

BLDG PERMIT NO. 77359



Your Bridge to a Better Community

BLDG ADDRESS 2416 DAHLIA COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 2320
 TAX SCHEDULE NO. 2945-021-18-017 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION CHERRYHILL TOTAL SQ. FT. OF EXISTING & PROPOSED 2320
 FILING 1 BLK _____ LOT 17 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER CASTLE ROCK CONST NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO BOX 1533 USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 444-0188 DESCRIPTION OF WORK & INTENDED USE BUILD
 (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 3' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' 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 Robert Melot Date 9-28-00
 Department Approval C. Faye Nelson Date 10-2-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13427</u>
Utility Accounting	<u>late Hart</u>	Date	<u>10/02/00</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)

HOUSE SITE PLAN

LOT 17

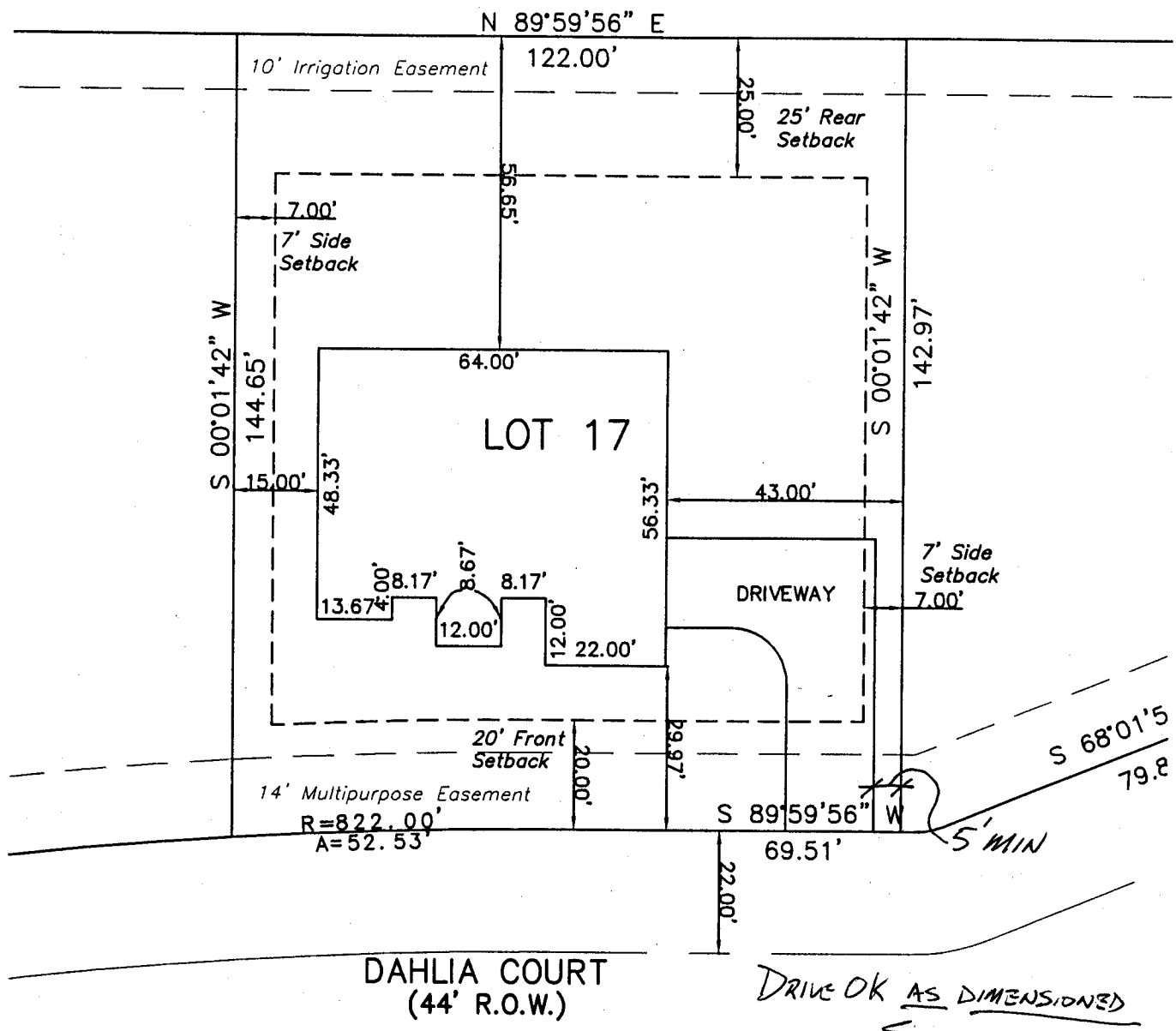
CHERRYHILL SUBDIVISION

2666 DAHLIA COURT

GRAND JUNCTION, MESA COUNTY, COLORADO

10/2/00

ACCEPTED *C. Faye Nelson*
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.



DAHIA COURT
(44' R.O.W.)

DRIVE OK AS DIMENSIONED

EFH
10/2/00