

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO.	73305
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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS	<u>2667 DAHLIA CT.</u>	TAX SCHEDULE NO.	<u>2945-021-18-011</u>
SUBDIVISION	<u>CHERRYHILL Sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>5341</u>
FILING BLK	<u>1</u> LOT <u>11</u>	SQ. FT. OF EXISTING BLDG(S)	<u>-0-</u>
(1) OWNER	<u>MONUMENT HOMES</u>	NO. OF DWELLING UNITS BEFORE:	<u>-0-</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>759 HORIZON DRIVE</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>-0-</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>243-4890</u>	USE OF EXISTING BLDGS	<u>New Construction</u>
(2) APPLICANT	<u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE:	
(2) ADDRESS	<u>759 HORIZON DRIVE</u>		<u>New Single Family Home</u>
(2) TELEPHONE	<u>243-4890</u>		

**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	<u>RSF-4</u>	Maximum coverage of lot by structures	<u>35%</u>
SETBACKS: Front	<u>23'</u> from property line (PL)	Parking Req'mt	<u>2</u>
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	
Side	<u>7'</u> from PL	CENSUS	<u>10</u>
Rear	<u>30'</u> from PL	TRAFFIC	<u>20</u>
Maximum Height	<u>32'</u>	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).

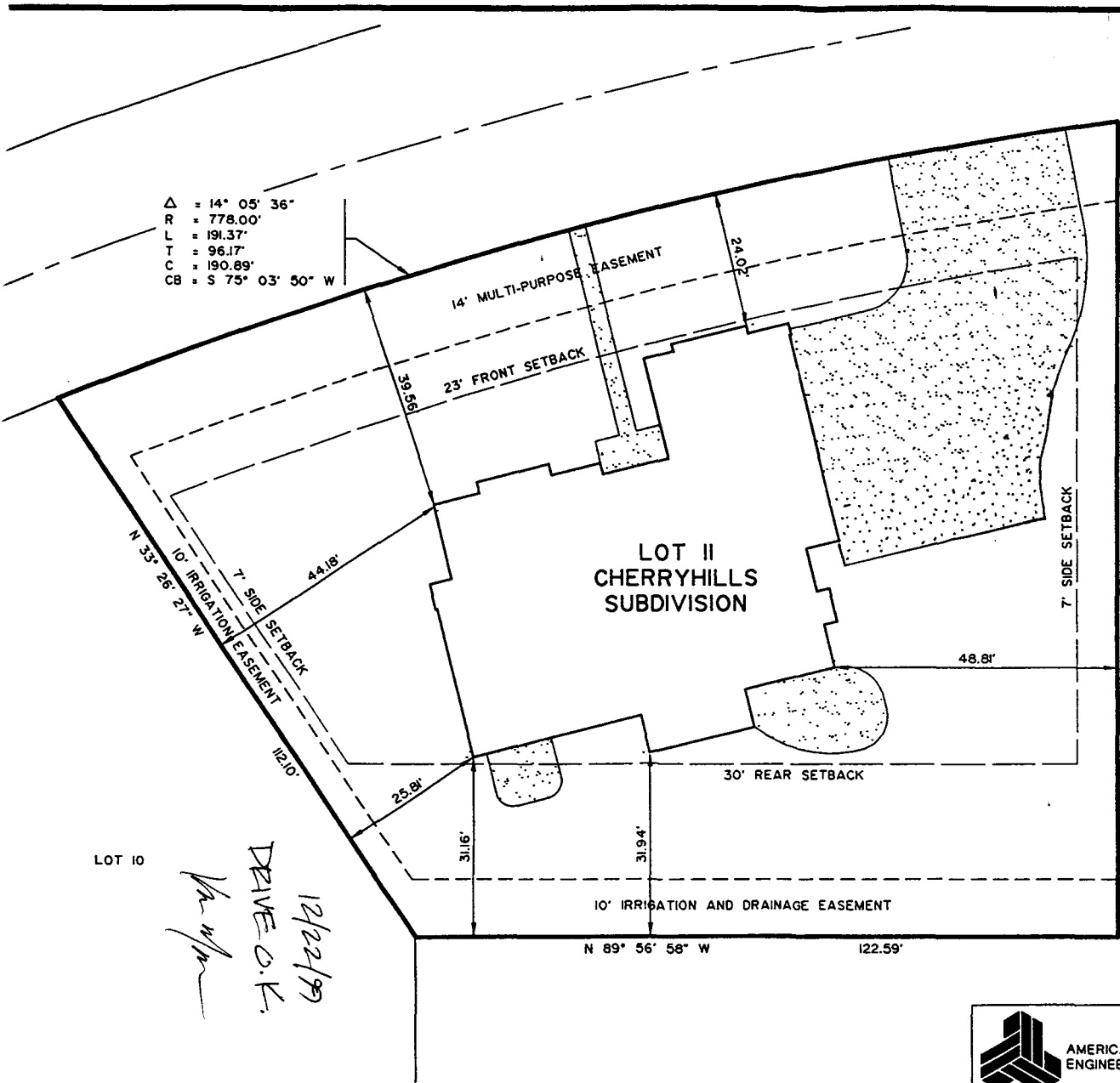
Applicant Signature	<u>[Signature]</u>	Date	<u>12/21/99</u>
Department Approval	<u>[Signature]</u>	Date	<u>1-31-2000</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12830

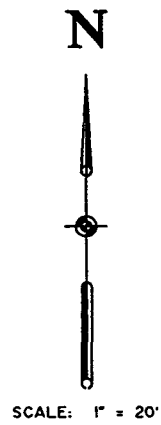
Utility Accounting [Signature] Date 1/31/00

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 *RS 1-31-2000*  
 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.



LOT 10  
*DRIVE O.K.*  
*12/22/99*


 AMERICAN CONSULTING ENGINEERS COUNCIL of COLORADO

**BANNER**  
 BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
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JOB NO. 8389-02