

FEE \$	10 -
TCP \$	100 -
SIF \$	292 -

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

BLDG PERMIT NO. 75801



EX

Your Bridge to a Better Community

BLDG ADDRESS 668 DAHLIA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2517

TAX SCHEDULE NO. 2945-021-18-016 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION CHERRY HILL TOTAL SQ. FT. OF EXISTING & PROPOSED 2517

FILING 1 BLK _____ LOT 16 NO. OF DWELLING UNITS:

(1) OWNER Summit Mountains Inc Before: _____ After: 1 this Construction

(1) ADDRESS 1017 LAKESIDE CT NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 243 6740 Before: _____ After: 1 this Construction

(2) APPLICANT Summit Mountains, Inc USE OF EXISTING BUILDINGS _____

(2) ADDRESS 1017 LAKESIDE CT DESCRIPTION OF WORK & INTENDED USE 1 STORY RESIDENTIAL HOME

(2) TELEPHONE 970 243 6740 TYPE OF HOME PROPOSED:

- 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 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 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).

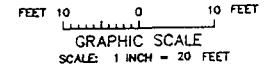
Applicant Signature Fredrick Handy President/Builder Date 6-30-00

Department Approval F.B. C. Faye Nelson Date 7-3-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13211</u>
Utility Accounting	<u>Debi Overholt</u>		Date <u>7/3/00</u>

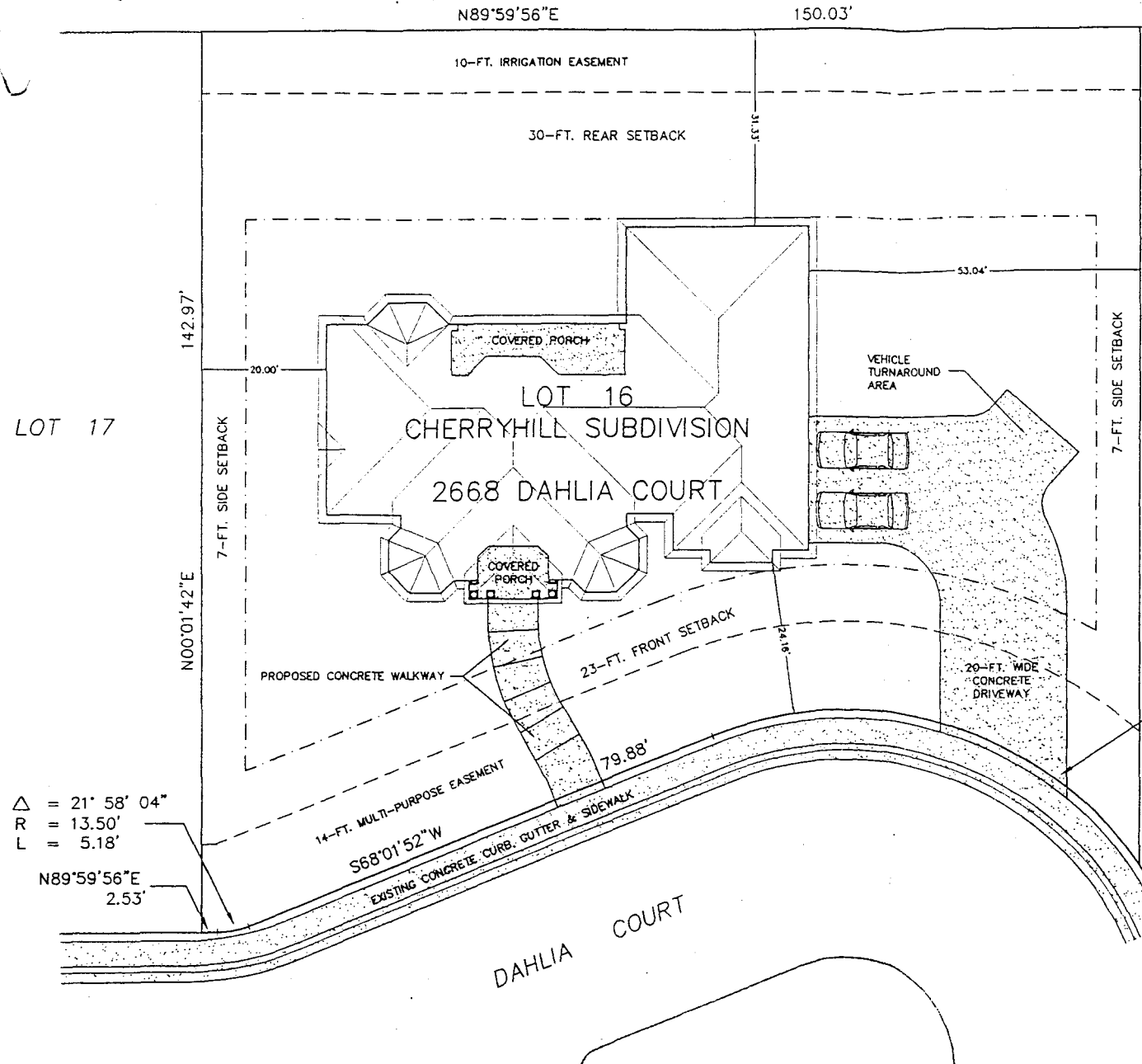
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *C. Jay Johnson*
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.

NOTE:
1. INFORMATION PERTAINING TO LOT DIMENSIONS AND SETBACKS IS PER THE RECORDED FINAL PLAT FOR THE CHERRYHILL SUBDIVISION AS PREPARED BY THOMPSON-LANGFORD CORPORATION, JOB #0385-001.




Drive OK
3/4
5/30/00

$\Delta = 77^{\circ} 36' 14''$
 $R = 57.00'$
 $L = 77.21'$

$\Delta = 21^{\circ} 58' 04''$
 $R = 13.50'$
 $L = 5.18'$



DRAWN BY: D.E.C.	REVIEWED: DATE: _____ FOR _____	 BANNER AMERICAN CONSULTING ENGINEERS COUNCIL OF COLORADO BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242	REVISION DATE DESCRIPTION BY CRD	SUMMIT MOUNTAIN, INC. GRAND JUNCTION, COLORADO	SCALE: 1" = 20' SHEET NO.: 1 of 2	JOB NO: 6308-71 DATE: 05-24-00
DESIGNED BY: D.E.C.	REVIEWED: DATE: _____ FOR BANNER ASSOCIATES, INC.		SITE PLAN 2668 DAHLIA COURT - CHERRYHILL SUBDIVISION			
CHECKED BY: D.E.C.						