

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 75467

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2670 Dahlia Ct. TAX SCHEDULE NO. 2945-021-18-015

SUBDIVISION Cherry Hill SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2983

FILING BLK _____ LOT 15 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Anne Saunders NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 5060 Lupine Ct, Bonicia CA 94510 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 707-740-0970 USE OF EXISTING BLDGS -

(2) APPLICANT Carl Vostatek DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 3439 Grand Valley Canal New single family residence

(2) TELEPHONE 434-5665

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 R8F-4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 7' from PL Rear 25' from PL Special Conditions ACC Approval Req'd!

Maximum Height 35' 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 Carl Vostatek Date 6/2/00

Department Approval [Signature] Date 6/9/00

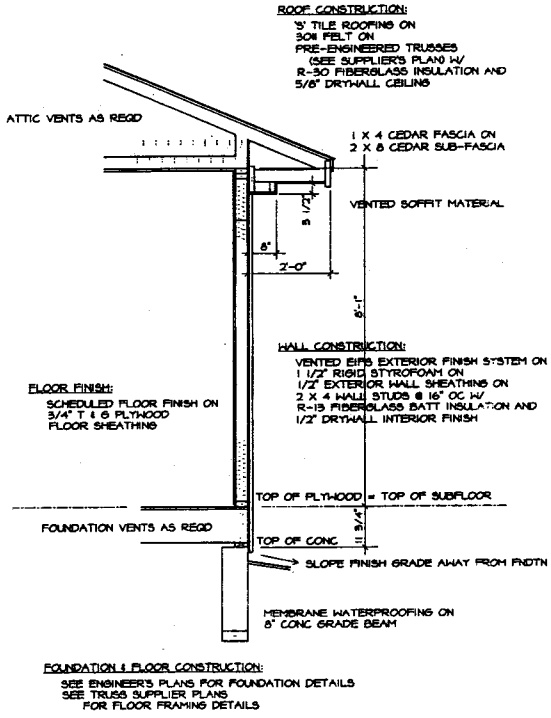
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13153

Utility Accounting [Signature] Date 6/9/00

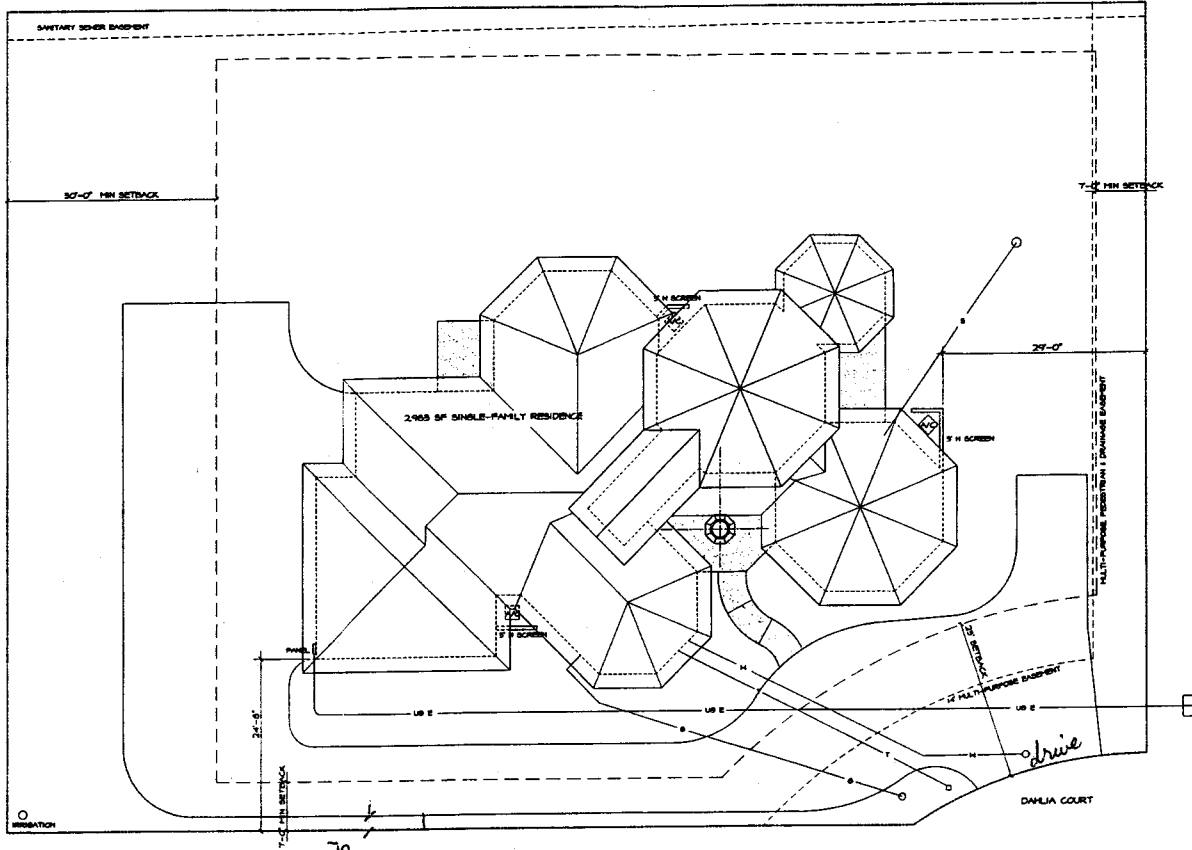
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2670 Dahlia Ct.



① TYPICAL WALL SECTION
WF-1-02



② SITE PLAN
1\"/>

ACCEPTED *James H. Kling*
 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.

DRIVE OK
 JK
 6/5/00

THESE PLANS APPROVED FOR CONSTRUCTION
 THIS _____ DAY OF _____, 2000:

SIGNED: _____
 OWNER _____ CONTRACTOR _____

INDEX:

SHEET A1	SITE PLAN/WALL SECTION
SHEET A2	FOUNDATION PLAN
SHEET A3	MAIN FLOOR PLAN
SHEET A4	UPPER FLOOR/ROOF PLAN
SHEET A5	ELEVATIONS
SHEET A6	ELEVATIONS
SHEET A7	CROSS SECTIONS

Project no. 2000
 Issue: 01/05/00
 Date: 6-5-00
 Author: _____
 Approved: _____

SAUNDERS RESIDENCE
 2670 Dahlia Court
 Grand Junction, CO
 SITE PLAN

carl vostatsek, architect
 2428 Grand Valley Road
 Grand Junction, CO 81505
 Office: (970) 241-1308



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