

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

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

BLDG PERMIT NO. 17242



Your Bridge to a Better Community

BLDG ADDRESS 2671 Dahlia Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2807
TAX SCHEDULE NO. 2945-021-18-013 SQ. FT. OF EXISTING BLDGS _____
SUBDIVISION Cherry Hills TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2807~~ 2807
FILING _____ BLK _____ LOT 13 NO. OF DWELLING UNITS:
Before: _____ After: 1 this Construction
(1) OWNER GNT Development NO. OF BUILDINGS ON PARCEL
Before: _____ After: 1 this Construction
(1) ADDRESS 1420 Motor St. GS Co USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 970-241-5164 DESCRIPTION OF WORK & INTENDED USE _____
(2) APPLICANT Merritt Sixbey TYPE OF HOME PROPOSED:
(2) ADDRESS 1420 Motor St. Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 241-5164 _____ 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 _____
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 0
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 [Signature] Date 10-16-00
Department Approval [Signature] Date 10-26-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>13505</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/26/00</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)

7-24-00

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE SUBMITTER OR OWNER TO VERIFY DEEDS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

CHERRY HILLS SUBDIVISION
LOT 13
0.483 ACRES

Direction of Drainage
→

DAHLIA COURT
2671

TAX 2445-021-18-9-0

00/11/01 H3

DRIVE OFF
MIN
X-01

ACCEPTED
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.

701266100
C. Fay Wilson

